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APR 30 1993

DATE: February 11, 1993

UNIVERSITY OF CALIFORNIA

TO: Environmental Review Committee

FROM: Planning Division

SUBJECT: Draft 1992 Housing Element Initial Study

Attached for the Committee's review is the Draft 1992 Housing Element Initial Study. This initial study will be the subject of a public hearing before the Committee on Friday, February 19, 1993. Since some of the ordinance amendments were before the Committee prior to the recent revisions to the environmental review process, we are requesting that the ERC make the environmental determination as recommended on page 42 of the Initial Study.

At the ERC worksession on the Draft Housing Element on January 22, 1993, some questions were raised about how the City implements the State bonus density law. Planning Staff requested a memorandum from Susan Boehlje, the Housing and Redevelopment Manager explaining the purpose of bonus density law and how it works in the City. This memorandum is attached for your information.

At the worksession, it was also requested that Staff develop a chart describing the level of discretionary and environmental review required for typical housing developments of all sizes in the City. This chart was developed and found to be useful in describing the City's review process, therefore we included it in the Draft Housing Element. The chart and related discussion can be found on pages 64-68 of the Draft Housing Element (February, 1993) accompanying the initial study in this packet.

If you have any questions about the Initial Study or any of the attached documents, please call Liz Casey or Danny Kato at 564-5470.

Attachment: Memorandum on Bonus Density



I N T E R O F F I C E M E M O R A N D U M

C I T Y O F S A N T A B A R B A R A

DATE: February 10, 1993

TO: Environmental Review Committee Members

FROM: Susan Boehlje, Asst. Housing and Redevelopment Manager 

SUBJ: Proposed Density Bonus Ordinance

I have been asked to provide a memorandum explaining the proposed density bonus ordinance. Some of you may know that the City of Santa Barbara already had a density bonus program prior to the enactment of the new State law requiring cities to adopt a density bonus ordinance. Therefore, Santa Barbara's new ordinance will incorporate the requirements of State law related to density bonus projects and in addition will retain the City's existing program, to offer the two programs side by side. This will be explained further below.

Brief Overview of Ordinance

Under the State program, the City has to give a developer a 25 percent density bonus -- and in most cases one additional incentive -- if s/he requests it and agrees to make 20 percent of the non-bonus units affordable to low income households. As an alternative, the developer may make 10 percent of the units affordable to very low income households, or 50 percent of the units available to senior citizens (with no restrictions on rent). The State law exempts projects of fewer than five units. There is no provision in the State law for moderate income projects. Therefore, in order for the City to have the ability to give density bonuses to moderate income ownership projects (such as the Homes for People projects), the proposed ordinance will retain the City's moderate income density bonus program for homeownership units only and offer this program side by side with the State program.

Concerning low income projects, the State requires stricter targeting than the City previously used -- i.e., the rents charged to the residents are set at a lower rate than what the City used to allow. Currently, for a two-bedroom unit, under State law the allowable rent would be \$664. Under the City's program, the rent would have been set at the Federally defined fair market rent which currently is \$765. However, the City has gotten permission from the State to utilize the higher rent as we did previously, and to consider the higher rent as the additional incentive required by the law. Thus, the developer would receive a 25 percent bonus, plus the additional incentive of the fair market rent, in exchange for making 20 percent of the units affordable to low income or 10 percent to very low income. This is the other aspect of the City's previous program that will be retained.

Memo to Environmental Review Committee

February 10, 1993

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Impacts of Density Bonus Program

In the past there have been three methods used for increasing the density of affordable housing projects. One has been the City's density bonus program as outlined above. Another has been the use of rezonings with the obvious effect of increasing the density of a specific site. The third has been use of the S-H, Senior Housing overlay zone, which allowed a density bonus for affordable senior projects as well as permitting reductions in required parking. Through these programs 360 bonus units have been developed in addition to approximately 100 units added through rezoning.

There are two potential areas where this ordinance would create an impact by changing existing policy. One impact will be to codify a requirement that density bonuses be permitted in any residential zone of the City. This is a requirement of the State law and will apply to density bonuses granted under both the State and City's programs.

Another effect of the Ordinance will be to include a requirement of another State law adopted two years ago that mandates approval of certain affordable projects unless very specific findings can be made. The projects subject to this mandate must be 100 percent affordable. Under State law, the projects must have 20 percent of the units affordable to low income households and the remainder affordable to moderate income households. However, because of the issues involved in offering the City and State programs side by side, staff believes that this law should be applied to all projects that are 100 percent affordable, regardless of the relative percentages of low and moderate income units in the project.

Social Impacts of Density Bonus Ordinance

Over time a good understanding has developed of the socioeconomic backgrounds of the people served by affordable housing projects. Most are occupied by working Santa Barbarans. The moderate income ownership units are often occupied by teachers, mechanics, civil servants, bank workers, college faculty and staff, and single working parents. These jobs are very vital to the daily life of Santa Barbara. Most of the low income units are occupied either by retired seniors or by the working poor, such as restaurant workers, some of the lower paid government and bank employees and skilled or unskilled laborers. People with disabilities often live in the low income units. In addition, many of these units are important for prevention of homelessness that afflicts many middle class families due to illness, loss of job, or some other type of displacement.

Housing Programs staff believes density bonuses to be good policy because of the socioeconomic benefits to the community as well as the beneficial effects of clustering development in predominantly urban areas. I will be available at your meeting to answer questions and provide further detail.

General Plan Amendment
1992 Housing Element
Zoning Ordinance Amendments
Initial Study ENV92-0167

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INTRODUCTION

This initial study, ENV92-0167, reviews the potential impacts of the adoption of the Draft 1992 Housing Element (Exhibit A), amendments to the General Plan (General Plan Amendment 1-92, see Exhibit B), and amendments to the Zoning Ordinance (see Exhibit C) which implement recommendations made by the Family Housing Task Force.

FORMAT OF THIS INITIAL STUDY

The typical initial study format is geared towards a development project, and thus is not the most useful when dealing with the environmental review of a policy document and General Plan Amendments. As allowed for by CEQA Section 15063(f), a more effective format for the review of policy documents is used for this initial study.

Section I of this initial study contains the project description, and environmental setting. The project includes the Draft 1992 Housing Element, the General Plan amendments and the Zoning Ordinance amendments that are analyzed in this initial study.

Section II presents a general discussion of potential impacts to environmental resources by resource type. These resource areas are air quality, biology, cultural resources, energy, geology, housing, land use, noise, public service, risk of upset, transportation and parking, visual, and water. Each resource area is introduced by a question regarding the impact the adoption of the Draft Housing Element may have on the resource.

In Section III, all of the policies and strategies of the Draft 1992 Housing Element were reviewed and divided into levels of impact, ranging from potential for impact to no potential for impact. The discussion of the analysis that went into the determination is presented in this section.

Section IV analyzes the potential impacts associated with the implementation of the Zoning Ordinance amendments recommended by the Family Housing Task Force. The amendments that were recommended for immediate action were initiated by City Council at the time of conceptual approval of the Draft Housing Element in August 1992. Since that time, Staff has drafted the proposed changes to the Zoning Ordinance (See Exhibit C) and reviewed them with the City Council Ordinance Committee in October 1992.

The Environmental Review Committee received a Draft Initial Study and Staff presentation on the draft Zoning Ordinance amendments on December 13, 1992. At that time, it was determined that the environmental review of the amendments should be considered

concurrently with the Draft Housing Element. That draft Initial Study has been incorporated into this document as Section IV.

Section V is a matrix which takes the place of the usual initial study checklist. Because there are so many policies and implementation strategies to analyze, this format was found to be more useful. The matrix identifies the policies and strategies that continue existing programs, and those that are new to the Draft Housing Element.

The initial study concludes with Section VI, the mandatory findings of significance (environmental determination), the recommendation of the Environmental Analyst and the signature page.

There are four exhibits to this initial study. They are:

- Exhibit A: The Draft 1992 Housing Element (February, 1993)
- Exhibit B: General Plan Amendment 1-92
- Exhibit C: Family Housing Task Force Zoning Ordinance Amendments
- Exhibit D: Memorandum from the Housing Authority Regarding Parking

I. PROJECT DESCRIPTION

A. 1992 HOUSING ELEMENT POLICIES AND STRATEGIES

The Housing Element is one of the required elements of the City's General Plan. The Housing Element, which is required by State law, defines the goals, policies and implementation strategies which will guide the City's approach to addressing the housing needs of the community from 1992 through 1996. The policies of the Housing Element illustrate the City's commitment to attempt to provide adequate housing and a healthy living environment for all social and economic segments of the community. This Draft 1992 Housing Element contains goals and policies necessary to continue what has been a strong commitment to meeting the housing needs of the community. The Draft 1992 Housing Element is attached (See Exhibit A).

The development of the Draft 1992 Housing Element began with the City working with the Santa Barbara Association of Governments to determine the City's fair share allocation of the regional need for housing to 1997. Staff then reviewed all of the policies and implementation strategies in the 1985 Housing Element and evaluated the effectiveness of the resulting programs. This evaluation is contained in Table 33 of the Draft Housing Element and formed the basis for the development of the 1992 policies and implementation strategies.

Many of the policies contained in the 1992 Housing Element are a continuation of policies and programs from the 1982 and 1985 Housing Elements. However, since the 1992 Housing Element has been reorganized and reformatted, it is difficult to determine which policies are new and which are a continuation of existing policies. To assist the reader in this matter, Staff has prepared a matrix (Section V) indicating which policies and implementation strategies are new and which are carried over from previous housing elements and continue existing policy.

There are seven goals in the Draft 1992 Housing Element. The City will work, through the implementation of policies and strategies, to achieve these goals. The goals are as follows:

G1. **Housing Opportunity**

Ensure a full range of housing opportunities for all persons regardless of economic group, race, religion, sex, marital status, sexual orientation, ancestry, national origin or color. The City will base the enforcement of equal opportunity on provisions of State and Federal constitutions and fair housing laws, with emphasis on the protection of the housing rights of families with children. The City shall place special emphasis on providing housing opportunities for low income, moderate income and special needs households.

G2. Conservation and Improvement of Existing Housing Stock

Conserve the City's existing housing stock and improve its condition while: minimizing displacement; maintaining housing affordable to all economic groups with special emphasis on low income, moderate income and special needs households; and preventing future blight or deterioration. Protect existing neighborhoods by preserving small scale, neighborhood oriented conveniences and services.

G3. Jobs/Housing Balance

Balance existing and new housing demand with housing opportunities affordable to all economic groups, with special emphasis on low income, moderate income and special needs households (balance jobs/housing).

G4. New Housing Development

Through the public and private sector, assist in the production of new housing opportunities which vary sufficiently in type and affordability to meet the needs of all economic and social groups, with special emphasis on housing that meets the needs of low income, moderate income and special needs households.

G5. Reduction of Governmental Constraints

Where appropriate and legally possible, reduce and/or remove governmental constraints to the maintenance, improvement and development of housing.

G6. Regional Cooperation

Coordinate City efforts with the efforts of surrounding communities, towards solving the region's housing problems in recognition of the regional nature of Santa Barbara's housing market.

G7. Public Education

Expand public education regarding affordable housing to: 1) increase the public's awareness of the housing needs of low and moderate income and special needs households; and 2) inform the public about existing affordable housing opportunities and available resources.

Because of their nature as generalized goals which would affect the entire City, the seven goals were considered to not have any impacts. These goals will be achieved through the implementation of the policies and strategies of the Draft 1992 Housing Element. This initial study analyzes the potential impacts of policies and implementation strategies of the Draft 1992 Housing Element.

B. GENERAL PLAN AMENDMENT 1-92

In addition to incorporating the 1992 Housing Element into the General Plan, GPA 1-92 consists of two amendments to the Land Use Element. Both amendments are necessary because of policy inconsistencies between the Land Use Element, the Housing Element, and other City policies. The General Plan Land Use Element amendments are attached as Exhibit A and briefly described below:

1. Ultimate Capacity of 40,000 dwelling units

The first amendment adds text to the existing discussion of the Residential Areas section of the General Plan Land Use Element. The proposed draft text amendment augments the existing 85,000 population level discussion. The purpose is to clarify the relationship between the "probable ultimate population level of approximately 85,000 persons" and the residential buildout capacity of approximately 40,000 dwelling units allowed under current zoning. This amendment to the Land Use Element updates the discussion of residential holding capacity to reflect the most current growth goals of the City.

2. Bonus Density Allowed in Planned Unit Developments

The second amendment involves the addition of language that would permit up to 25% bonus density units to be approved in Planned Unit Developments (see the discussion of implementation strategy 5.2.6). Currently, the General Plan Land Use Element states that increased maximum densities as incentives for residential development should be avoided in Planned Unit Developments. This is in conflict with State bonus density law, which requires cities, under certain conditions, to grant bonus density as an incentive to housing development.

C. ZONING ORDINANCE AMENDMENTS RECOMMENDED BY THE FAMILY HOUSING TASK FORCE

1. Background on the Family Housing Task Force

In recognition of the need for affordable family housing, the Planning Commission recommended and the Council approved Implementation Strategy 1.3.13 in the Housing Element Addendum - 1985 Update, which reads as follows:

"Establish a task force including members of the City Council, Planning Commission and Architectural Board of Review to develop strategies and incentives for the development of family housing."

The intended purpose of the Task Force was to explore the feasibility of new specific approaches and incentives for the creation of affordable housing for families.

While this was a high priority strategy, work on it was delayed for several years due to the limited availability of water for new development. Following recent action by Council making water available for residential development, work on this strategy was initiated in January, 1992. At that time the City Council, Planning Commission and Architectural Board of Review (ABR) appointed representatives and the Task Force began its deliberations. The following representatives were appointed to the Task Force:

- Councilmembers Harriet Miller, Elinor Langer and Gil Garcia;
- Planning Commissioners Judy Orias, Joanne Miller and Jeff Prieto; and
- Architectural Board of Review Members Brian Cernal and Julio Veyna.

The Task Force was requested to recommend strategies for inclusion in the Draft 1992 Housing Element as well as to make recommendations for immediate action by the City Council.

The Task Force met numerous times during the winter and spring of 1992. On several occasions, the Task Force invited people who are active in housing development and financing to provide information and suggestions for ways to improve the development review process and revise policies and standards to assist in the production of family housing. In addition, the Task Force received and considered an extensive list of possible strategies from Staff. All meetings were open to the public and several members of the public attended meetings regularly.

2. Family Housing Task Force Report and Recommendations

The Family Housing Task Force's recommendations were divided into two groups. The first group of recommendations was for inclusion in the Draft Housing Element. The second group of recommendations were also proposed for inclusion into the Draft Housing Element; however, they were also recommended for immediate action. This group included proposed Zoning Ordinance amendments.

3. Zoning Ordinance Amendments

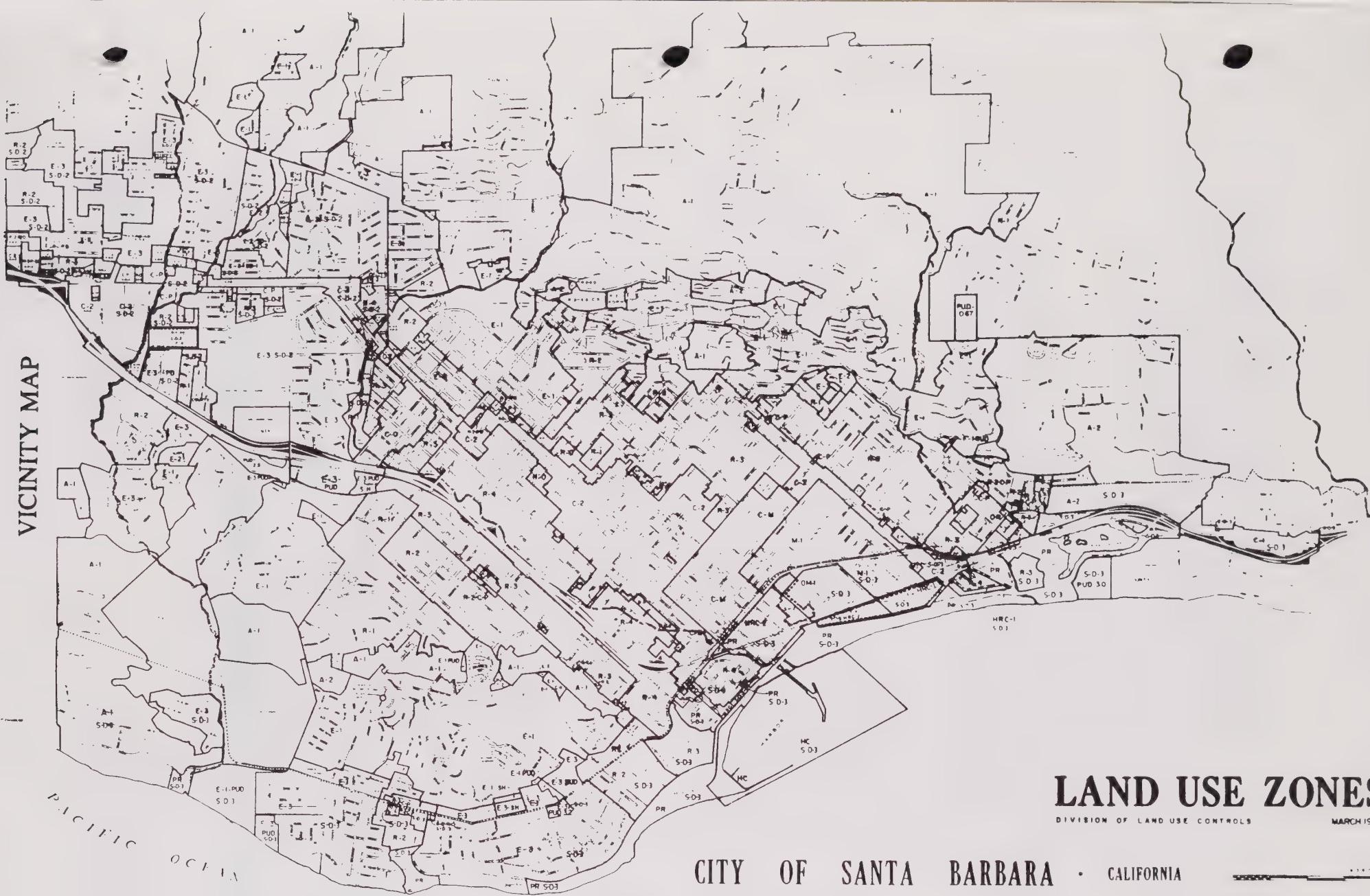
On August 7, 1992, the City Council conceptually approved the Draft Housing Element and initiated the recommended amendments to the Zoning Ordinance. These Zoning Ordinance amendments implement some of the recommendations of the Family Housing Task Force. The recommendations are included as implementation strategies in the 1992 Housing Element (5.2.5 - 5.2.11, 5.2.16, 5.2.17). The draft Zoning Ordinance

amendments are attached as Exhibit C. They are intended to encourage the development of market rate and affordable housing, allow flexibility in site design, and to remove some of the regulatory barriers to the development of affordable housing.

ENVIRONMENTAL SETTING

The project affects all zones in the City except the M-1, OM-1, and HRC-1 zones, in which residential uses are not allowed.

VICINITY MAP



LAND USE ZONES

DIVISION OF LAND USE CONTROLS

MARCH 1987

CITY OF SANTA BARBARA • CALIFORNIA

II. POTENTIAL ENVIRONMENTAL IMPACTS BY RESOURCE AREA

This general discussion of impact by resource area is included because many of the policies and strategies have similar impacts to the different resources areas. The discussion of each resource area is introduced by a question regarding the project's potential impacts on that resource. Many of the policies and strategies will have no physical impacts. These mostly call for public education, identification of funding sources, monitoring of ongoing programs, or surveying certain types of conditions. Others may have impacts that are impossible to assess at this time because the location of proposed housing is unknown. All proposed development projects that require discretionary review will undergo the appropriate level of environmental review as required by the California Environmental Quality Act (CEQA). Development projects which do not require discretionary review (ministerial projects) are not subject to review under CEQA. Due to their limited scope, significant, adverse impacts are not anticipated as a result of ministerial projects.

AIR QUALITY - Will the adoption of the Draft Housing Element result in significant, adverse impacts on air quality?

The County Air Pollution Control District (APCD) has completed an Air Quality Attainment Plan (AQAP) which was adopted by the Air Resources Board in August 1992. This Plan analyzed the projected growth within the County of Santa Barbara. Projections for growth used by the APCD are consistent with the residential and nonresidential growth anticipated in the General Plan Update and the Draft 1992 Housing Element. The AQAP outlines actions which must be taken by individual cities within the County in order to cumulatively improve the air quality of the area. These individual measures, when in place, along with measures to be implemented by the APCD, will bring the County into compliance with State and Federal air quality standards.

The City has adopted a resolution of intent to participate in the 1992 Congestion Management Program and the 1991 AQAP. The City's commitment involves continued implementation of the Transportation Demand Management Ordinance and other land use and transportation control measures. The Draft Housing Element does not propose to increase residential buildout of the City beyond the projections for growth used in the development of the AQAP. Further, the development of housing helps to reduce the length of commute trips by providing additional residential opportunities closer to employment centers. For these reasons, impacts are not expected relative to air quality as a result of adopting the Draft 1992 Housing Element.

BIOLOGY - Will the adoption of the Draft Housing Element result in significant, adverse impacts on biological resources?

Since the majority of the parcels in the City are currently developed, analysis for biological impacts on a parcel-by-parcel basis of the land within the all zones is unwarranted. According to the 1978 Master Environmental Assessment (hereby incorporated by reference, as allowed by CEQA Section 15150(f)), most of the remaining vacant parcels are characterized by vegetation typical of highly disturbed urban areas, and no known unique, rare or threatened plants or animals exist in these areas. The potential for disturbance of native vegetation is unlikely. The Draft Housing Element does not propose any changes to the City's review process or to the areas in which residential uses are allowed. In addition, the City's development and environmental review process looks at each proposal for potential for biological impacts. If a potential impact is identified on a specific site, mitigation measures appropriate to that site must be developed. Because it is not possible to predict the location and type of development proposed which may raise biological issues, the potential for biological impacts is too speculative to assess.

CULTURAL RESOURCES - Will the adoption of the Draft Housing Element result in significant, adverse impacts on cultural resources?

Most parcels within the City are located in highly disturbed areas. However, depending on the location of individual projects, the potential may exist for future development to impact cultural or historical resources. There are several required review procedures which individual projects must undergo prior to receiving approval. The City's Master Environmental Assessment provides guidance as to the location of sensitive areas which, once identified, require that studies be prepared to determine potential impacts. These studies are reviewed and must be accepted by the City's Landmarks Committee. The City's strong policies and procedures serve to protect the existing cultural, archaeological and historical resources, and no changes or exemptions to these policies and procedures are proposed as part of the Draft Housing Element. Therefore, impacts to cultural resources are not expected as a result of adopting the Draft Housing Element.

ENERGY - Will adoption of the Draft Housing Element result in significant, adverse impacts on energy consumption or production?

The proposed policies and strategies could result in an increased number of dwelling units in the City as allowed under current zoning. Each project will be required to meet Uniform Building Code requirements which serve to reduce the inefficient, wasteful or unnecessary consumption of energy from new development. Because of the standards which require the efficient use of energy, adverse impacts are not anticipated.

GEOLOGY - Will adoption of the Draft Housing Element result in significant, adverse impacts on geological resources?

All development within the City is subject to several requirements aimed at reducing geological impacts. The Seismic Safety Ordinance (adopted 1989), the 1991 Uniform Building Code (adopted 1992), the 1978 Master Environmental Assessment (MEA) and the Safety and Seismic Safety Elements (adopted 1978) of the General Plan (all abovementioned documents are hereby incorporated by reference, as allowed by CEQA Section 15150(f)) provide building requirements which would reduce impacts and help to determine the location of sensitive geologic areas.

All new developments are required to provide a soils report as part of the building plan check process. If the soils report identifies the site as geologically sensitive, a geology report will be required as part of the building plan check process. Because developers are required to follow the recommendations of the report(s) and the Draft Housing Element does not propose any changes or exemptions from the current review process, environmental impacts are not anticipated.

HOUSING - Will adoption of the Draft Housing Element result in significant, adverse impacts on housing?

There are presently approximately 36,000 residential units in the City. An approximate buildout level of 40,000 dwelling units could occur within existing zoning. Achieving this residential potential was recognized as necessary to provide housing to meet the demand associated with the next increment of commercial growth. However, full build-out of this potential may not occur due to site constraints such as creeks, steep slopes, geological hazards, existing lot configurations and location of existing structures. Therefore the actual number of dwelling units that would likely be built in the City is less than 40,000. The Draft 1992 Housing Element recognizes the importance of encouraging the development of housing, therefore, strategies to promote residential development are included. The Draft 1992 Housing Element estimates the development of 611 additional units by the end of 1996, and 175 units per year beginning in 1997, assuming favorable market conditions.

Implementation Strategy 4.7.2 requires that when the City reaches a dwelling unit level of 39,000, public discussions regarding future residential development must take place. At the rate of development described above, the City will begin discussions on residential development in the year 2009.

The policies and strategies of the Draft Housing Element are expected to have a beneficial impact on the City's overall housing supply as they will help to achieve buildout of the

40,000 units. The policies and strategies will result in additional housing units which will help to: meet an unmet housing demand for a variety of units and alleviate overcrowding.

LAND USE - Will adoption of the Draft Housing Element result in significant, adverse impacts on land use?

Most policies and strategies in Draft Housing Element do not propose any change to the existing land use patterns or Zoning and General Plan designations. They are intended to encourage the development of housing which is already allowed by the City's Zoning Ordinance. Therefore, they would not have an impact on land use.

One strategy to promote housing would allow an additional small unit on some R-2 lots under limited circumstances. While this strategy would allow additional units on some parcels, the resulting land development (two units on a parcel) would be consistent with the existing pattern of duplex development in the R-2 zone. Therefore, potential impacts on land use are not anticipated.

NOISE - Will adoption of the Draft Housing Element result in significant, adverse noise impacts?

The Noise Element of the General Plan contains policies with which future development must comply. This discussion is expanded in the MEA which contains maps of the noise contours which affect the City.

There are two types of noise impacts. One is point source noise, which is created by a particular stationary source, i.e., an air conditioning unit or generator. The MEA lists the larger types of existing noise sources by neighborhood. Future development could be affected by these noise sources. In order to protect future development from being adversely affected by these existing point sources, all projects must adhere to the Uniform Building Code, which requires that certain noise levels not be exceeded in the interior or exterior of new development. In addition, new development which includes such noise sources must properly shield them from surrounding properties.

The second potential for noise impacts result from non-point sources such as traffic which lead to high ambient noise levels. The analysis of the potential for non-point source noise impacts is dependent on the site location. The nonresidential zones are commercial in nature and do have the potential to be areas of ambient high noise levels. Therefore, careful analysis and design of residential units developed within these zones occurs as a part of the City's development and environmental review process. The residential zones do not have the potential to be areas of high ambient noise.

The Draft Housing Element does not propose any changes to the City's review process. If a potential impact is identified on a specific site, mitigation measures appropriate to that site must be developed. Because it is not possible to predict the location and type of development proposed which may raise noise issues, the potential for noise impacts are too speculative to assess.

PUBLIC SERVICES - Will adoption of the Draft Housing Element result in significant, adverse impacts to public service?

The City has planned for an additional 4,000 residential units to be built in the next 20 years. The project provides incentives to encourage the development of these units. City Departments have considered this growth in their service projections and needs assessments.

Additionally, the City Parks and Recreation Department has developed a "Parks and Facilities Needs Assessment" which was adopted in September of 1989. Based on the Draft 1992 Housing Element's estimates of housing starts (611 by end of 1996, 175/yr after that), the Parks and Recreation Department has determined the necessary program and facilities expansions required to accommodate this growth. The Plan outlines the various improvements proposed and, depending on funding availability, the various components will be implemented. As long as average growth continues to be consistent with projected trends, no impact to the City's recreational facilities are anticipated, although individual projects will be required to undergo environmental review to determine the extent of potential project-specific impacts.

The Santa Barbara High School and School District has identified the associated facilities required to meet the district's enrollment projections. Based on a projection of approximately 250 new elementary students per year, mainly generated from the East and Westside Neighborhoods, the District anticipates a need for additional elementary school classrooms in the Downtown area. Through the transferring of sixth grade students to middle schools and the construction of new facilities, the District is planning for this increase in enrollment. The District is also considering the feasibility of year-round school schedules. Utilizing funds generated through the collection of development fees and other sources, the District has been pursuing purchasing sites for a new school. The District's developer fees are determined by the State, and are based on the square footage of residential use with a separate fee per square foot of commercial uses. The fee is calculated by taking the average number of school aged children residing in various types of units. The fees take into account that units with smaller numbers of bedrooms are not as likely to have school age children in residence. Through the payment of developer fees assessed on a project-specific basis, project-specific impacts would be mitigated.

The only strategy contained in the Draft 1992 Housing Element which would increase the number of units allowed under zoning is Implementation Strategy 5.2.5, which would allow a second unit on R-2 parcels with lot sizes between 5,000 and 6,000 square feet. Because the reasonable, worst case could result in five additional students per year distributed in R-2 zones in different areas of the City, adverse impacts to schools are not anticipated. (For a more detailed discussion of this impact, see IS 5.2.5, in Section III.)

RISK OF UPSET - Will adoption of the Draft Housing Element result in increased risk of upset?

The analysis of risk of upset is entirely dependent on the locational characteristics of a site and its proposed use. In that individual sites which may be developed under the proposed amendments are unknown, analysis of the potential for this impact must occur as actual development proposals are evaluated. Therefore, the potential for risk of upset is too speculative to assess.

TRANSPORTATION AND PARKING - Will adoption of the Draft Housing Element result in significant, adverse impacts on transportation and circulation?

Transportation

Currently, the City has seven intersections that are operating at levels that exceed the City's traffic threshold. A majority of the intersections are located at freeway interchanges. The seven intersections are:

US 101 NB/Milpas Street
US 101 NB/Carrillo Street
US 101 NB Offramp/Las Positas Road (Calle Real/Las Positas Road)
US 101 NB Onramp/Calle Real/Earl Warren Showgrounds Entrance
US 101 SB Offramp/La Cumbre Road
US 101 NB Offramp/Calle Real/State Street
Castillo Street/Montecito Street

It is expected that the list of impacted intersections will change over time due to improvements from implementation of Measure D and the Congestion Management Program, and changes in traffic patterns and volumes.

The policies and strategies of the Draft 1992 Housing Element are intended to encourage the development of housing currently allowed under existing zoning. Citywide, there will be no change in the buildup potential of 40,000 units.

On a project specific basis, traffic impacts depend on the location of the development and the path of travel. If a potential impact is identified on a specific site, mitigation measures appropriate to that site must be developed. To approve a project with significant, adverse impacts, the impacts must either be mitigated to a level of insignificance, or the approving body must adopt findings of overriding consideration. If overriding considerations cannot be made, the project must be denied. Because it is not possible to predict the location and type of development proposed which may raise traffic issues, the potential for traffic impacts are too speculative to assess.

Parking

Implementation Strategies 5.2.5 and 5.2.16 (Zoning Ordinance amendments recommended by the Family Housing Task Force) change the number of parking spaces required per unit in certain situations. IS 5.2.5 allows the addition of a studio or one bedroom unit to an existing house on small R-2 lots with the addition of one parking space. IS 5.2.16 allows the parking requirement to be reduced for housing development in which every unit is affordable to very low or low income households. In both cases, no parking impacts are anticipated because parking demand will be met onsite. (For a more detailed discussion, see IS 5.2.5 and 5.2.16 in Section III.)

VISUAL - Will adoption of the Draft Housing Element result in significant, adverse visual impacts?

The analysis of visual impacts is dependent on specific site location which is unknown at this time. However, due to the infill nature of any potential development in highly urbanized areas, the potential for visual impacts is reduced. In most cases, the City's Landmarks Committee or Architectural Board of Review (ABR) must approve proposed development. These boards are charged with insuring that the proposed developments present aesthetically pleasing exteriors which are compatible with surrounding development. Recently, the City adopted the Neighborhood Preservation Ordinance, which requires residential projects in visually sensitive areas to be reviewed by the Architectural Board of Review or the Planning Commission. This level of review further reduces the potential for impact.

The Draft Housing Element does not propose any changes to the City's review process. However, until actual project designs are proposed and reviewed, further discussion of the potential for this impact is considered too speculative.

WATER - Will adoption of the Draft Housing Element result in significant, adverse water impacts?

The City of Santa Barbara Master Water Plan (MWP) was adopted by the City Council in 1985. The MWP outlined various supply options identified by the City. Additionally, the MWP projected the water demand for the City through the year 2009. This demand was based on the water supply that would be necessary to support buildout of the Growth Cap and the related 40,000 residential units studied during the General Plan Update. It was determined that, with implementation of the identified supply options, the projected water supply would meet the projected demand under the Update which included a residential capacity of 40,000 units.

One of the water supply options identified in the MWP, the raising of Gibraltar Dam was determined to be infeasible when the Least Bell's Vireo (known to exist in the dam area) was listed as a Federally Endangered Species. The Five Year Water Policy Action Plan (5WPAP) was therefore developed to provide a short term interim strategy to minimize water demand and establish an interim water supply. The 5WPAP included a Long Term Water Ordinance (LTWO) which limited development until new long term water supplies were developed.

In 1990, the City Council conceptually approved the Long Term Water Supply Alternatives and Urban Water Management Plan (LTWSAA). This Plan included a long term water supply program (LTWSP) for the next twenty years. On April 2, 1991, the City Council approved the final draft of the LTWSAA and declared the LTWSP recommended by the LTWSAA a project for environmental review. Currently, an environmental impact report is being prepared. The LTWSP outlines a strategy to meet the projected 17,900 AFY demand projected for the year 2009 with an additional 10 percent safety margin (total of 19,700 AFY). This demand is based on the recent changes to the General Plan which limit non-residential growth and it assumes residential buildout under existing zoning.

As a result of water supply increase from the rainfall in 1991 and 1992 and the reduction in demand the City determined that there were adequate interim water supplies to serve new development until the adoption and implementation of the LTWSP. Current demand from customers was under 10,000 AFY, on an annualized basis, compared to 16,300 AFY when the LTWO was first enacted. The Long Term Water Ordinance was therefore suspended. This suspension would be lifted if there is a sudden significant increase in water demand or if the temporary desalination plant fails to receive permits to operate as a permanent facility in the near future.

Significant, adverse impacts to water supply are not expected as a result of the adoption of the Draft Housing Element due to the implementation of the Long Term Water Supply

Program, which will provide enough water to meet the water demands of the City through the year 2009.

Conclusion

Most of the policies and strategies in the Draft Housing Element will have no physical impacts. The others may have impacts that are impossible to assess at this time because either the location, timing or nature of proposed housing is unknown, or the nature of the future policy is unknown.

III. POTENTIAL ENVIRONMENTAL IMPACTS BY LEVEL OF IMPACT

In this section, most policies and strategies of the Draft 1992 Housing Element are discussed individually by level of impact. The policies and strategies were assessed for potential impact, and divided into three levels of impact: potential for impact, impacts too speculative to analyze, and no potential for impact. Upon further review and analysis, it was found that many of the policies and strategies continue programs from the previous Housing Element. Other strategies encourage and support the development of housing within existing zoning, and continue the City's role as a funding source for affordable housing programs and services. Some of the policies and strategies direct the City to explore alternative methods to promote housing development. These policies cannot be assessed for environmental impacts until the nature of the each new program is known. However, full environmental review of each implementation strategy will be required at the time it is proposed for implementation.

Some of the policies encourage the development of housing within the City. Specific development projects which may result from these policies will undergo discretionary and environmental review. Projects requiring discretionary review will be subject to the California Environmental Quality Act (CEQA), and will undergo the appropriate level of environmental review. This consists of a Master Environmental Assessment review to determine the project's location relative to sensitive areas. It is anticipated that most small projects which are reviewed would be categorically exempt from CEQA, and will receive no further environmental review. If warranted, an Initial Study may then be prepared to identify any potential adverse impacts. If potential significant, adverse impacts are identified, an Environmental Impact Report which includes all feasible mitigation measures must be prepared. All impacts must be mitigated, or the decisionmakers will be required to either deny the project, or make findings of overriding consideration prior to project approval.

Projects which do not require discretionary review are referred to as "ministerial" projects. Ministerial projects would not be subject to CEQA, and would receive no environmental

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review. No adverse impacts are expected from ministerial projects because of their limited size and scope.

After consideration of the development and environmental review procedures described above, and review of all policies and strategies proposed in the Draft Housing Element, the policies and strategies fell into two categories of impact, each with two subcategories.

A. Speculative Impacts

1. Location and Nature of New Housing Unknown (SL)
2. Nature of New Policy Unknown (SP)

B. No Potential for Impacts ()

1. Discussion Provided
2. No Discussion Provided

Each category and subcategory of impact is discussed in greater detail beginning on the following page.

A. Speculative Impacts: CEQA Section 15145

The California Environmental Quality Act (CEQA) Guidelines address the issue of speculative impacts in Section 15145. As discussed in the Guidelines:

"This section deals with a difficulty in forecasting where a thorough investigation is unable to resolve an issue and the answer remains purely speculative. This section is necessary to relieve the Lead Agency from a requirement to engage in idle speculation. Once an agency finds that a particular effect is too speculative for evaluation, discussion of that effect should be terminated..."

In this initial study, the discussion of impacts related to policies and implementation strategies that are considered too speculative are split into two categories:

- those whose impacts are too speculative to assess due to the **unknown location and nature of future housing** which results from the policies and implementation strategies; and
- those whose impacts are too speculative to assess due to the **unknown nature of future policy**.

1. Policies and Implementation Strategies Whose Impacts are Too Speculative to Assess Due to the Unknown Location and Nature of the New Housing (SL on chart)

The policies in this category are housing development incentives which are intended to result in the construction, conversion, rehabilitation or expansion of various types of housing within existing zoning. Because most of these policies apply to the entire City, the location of any new housing that may result from the Draft 1992 Housing Element is unknown at this time. Depending on the location of new housing, the potential exists for adverse impacts on biology, cultural resources, noise, public services, risk of upset, transportation and circulation, and visual. These policies have been analyzed as far as possible at this time.

The following policies and strategies are similar in that they all encourage, support, promote or assist the development of new housing programs and/or opportunities within existing zoning.

P 1.2 (New policy) Support other agencies and nonprofit organizations in their efforts to provide shelter and services for the homeless.

P 1.3 (New policy) Increase the supply and variety of transitional housing opportunities.

- IS 1.3.1 (New strategy) Promote the development and assist the processing of transitional housing.
- IS 1.3.2 (New strategy) Coordinate with the County of Santa Barbara, the City of Carpinteria and other local jurisdictions to develop a program to create and maintain transitional housing to help people move from homeless shelters to traditional housing.
- IS 1.5.2 (IS 1.3.4 in 1985 HEU) Assist sponsors in developing congregate housing facilities for low to moderate income elderly.
- IS 1.5.3 (New strategy) Promote and assist the development and permitting of additional facilities which include a range of living conditions from fully independent living to intermediate care.
- IS 1.5.7 (New strategy) Encourage facilities that meet the needs of the older senior population (75+), but remain small in scope and noninstitutional in style.
- P 1.6 (New policy) The City shall seek to ensure the availability of housing opportunities for the low and moderate income disabled population.
- IS 1.6.1 (New strategy) Promote and assist the development and processing of congregate housing opportunities or board and care facilities for the low and moderate income, physically and mentally disabled.
- IS 3.1.6 (New strategy) Support the development of infill residential projects in the City.
- P 4.1 (P 5.1 in 1985 HEU) Construction of new affordable housing opportunities for owners and renters shall be encouraged.
- IS 4.1.4 (IS 5.1.10 in 1985 HEU) Continue to assist the development of infill housing including financial and management incentives in cooperation with the Housing Authority and private developers so as to use underutilized and small vacant parcels of land for new low and moderate income housing opportunities.
- IS 4.1.8 (New strategy) Encourage the construction of three bedroom and larger rental and ownership units.
- IS 4.1.9 (New strategy) Encourage the development of housing for first time home buyers, including moderate and middle income households.

P 4.3 (P 5.6 in 1985 HEU) Promote the development of housing for seniors and the disabled.

IS 4.3.3 (New strategy) Encourage the development of senior apartments which are affordable to very low income seniors.

These policies and strategies have been grouped together for analysis because they are similar in scope, in that the City would be encouraging and assisting in the development of certain types of housing, as well as programs and services. The promotion, encouragement or assistance with processing of housing projects is intended to result in the development of housing types to meet Santa Barbara's housing needs. The development of housing will consist of either new construction or the conversion of existing structures (nonresidential to residential, residential to group home) as allowed by zoning.

Projects involving new construction will be subject to discretionary review and CEQA. Some new construction projects (most single family residences and some single story duplexes) and some projects which involve the conversion of existing structures may be ministerial projects which do not require discretionary permits, and would not be subject to CEQA. Because the location and nature of any new units constructed as a result of these policies and strategies is unknown, potential environmental impacts are too speculative to assess.

The following strategy involves temporary shelters and their expansion. It is a continuation of existing City policy.

IS 1.2.1 (IS 1.3.7 in 1985 HEU) Continue to fund programs which provide temporary shelter for runaway/abused youth, battered women and homeless families, and support their expansion.

The continuation of funding for temporary shelters is no change from existing City policy, and is not anticipated to cause adverse environmental impacts. Any resulting expansion of temporary shelters may involve either addition to existing buildings or relocation to larger buildings and may have adverse impacts. Projects which would require application for discretionary permits would be subject to the California Environmental Quality Act (CEQA). Because the location and nature of any future shelter expansions that may result from the City's continuing to fund programs is unknown, potential environmental impacts are too speculative to assess.

The following policies and strategies involve neighborhood improvement. They are a continuation of existing City policies.

- P 2.3 (P 3.7 in 1985 HEU) The City shall concentrate efforts to develop public improvements and neighborhood facilities in neighborhoods requiring revitalization.
- IS 2.3.1 (IS 3.7.1 in 1985 HEU) Provide Community Development Block Grant and Redevelopment Agency funding in eligible areas to receive funding, for neighborhood centers, sidewalk and street light repairs and neighborhood clean up programs.
- Any project involving construction or ground disturbance such as the development of a new or expanded neighborhood center will be subject to discretionary review and CEQA. Because the location and type of any future improvements that may result from the City's continuing to fund programs are unknown, potential environmental impacts are too speculative to assess.
- The following strategies involve bonus density units.
- IS 3.1.8 (New strategy) Support bonus density projects where appropriate.
- IS 4.1.3 (New strategy) Continue to provide bonus density units above levels required by State law, to be reviewed on a case by case basis.
- Strategies IS 3.1.8 and IS 4.1.3 involve allowing bonus density units for affordable housing. These strategies articulate current City policy. All bonus density projects would be subject to CEQA. Because the location of future bonus density projects is not known at this time, potential impacts are too speculative to assess.
- The following strategies involve surplus public land. They are a continuation of existing City policy.
- IS 4.4.2 (IS 5.2.3 in 1985 HEU) Where feasible, make available surplus City owned land for the development of affordable housing.
- IS 4.4.3 (IS 5.2.3 in 1985 HEU) Inventory all land in the City owned by County, State and Federal governments, the Santa Barbara School and High School Districts and public utilities and actively pursue acquisition, preferably through dedication of said land for development of low and moderate income housing.
- IS 4.4.4 (IS 5.2.3 in 1985 HEU) Pursue relocation of the National Guard and Army Reserve in order to obtain land for housing, park, school or other public benefits.

Strategies IS 4.4.2, IS 4.4.3 and IS 4.4.4 pursue opportunities for making publicly owned land available for development as affordable housing by sale, dedication or other means. Making land available to developers of affordable housing may result in the construction of affordable housing.

Projects which involve new construction on these sites will be subject to discretionary review and CEQA. Because the location, number, timing and type of any future housing development that may result from making publicly owned land available for the development of affordable housing are unknown, potential environmental impacts are too speculative to assess.

2. Policies and Implementation Strategies Whose Impacts are Too Speculative to Assess Due to the Unknown Nature of the Future Policy (SP on chart)

The policies in this category are those which describe future studies or programs. At this time, the studies have not begun and recommendations have not been drafted. There is nothing to analyze that would provide the decision-makers with the information necessary to implement the policy. It is important to note that the environmental review and analysis contained in this Initial Study might not fulfill the requirements of CEQA for the policies which are not reviewed due to their speculative nature. At such time as the necessary studies are completed and recommendations put forth or programs developed, further environmental review will be completed. The following policies fall into this category:

- IS 2.1.1 (IS 3.1.2 in 1985 HEU) Consider rezoning residential areas west of Downtown and the Lower West neighborhood from R-4 (multifamily residential and hotel) to R-3 (multifamily residential).
- IS 2.1.2 (IS 3.1.3 in 1985 HEU) Revise existing policies and regulations regarding nonconforming buildings and uses to allow repair and rehabilitation of existing housing in the M-1 (light industrial) zone.
- IS 2.5.1 (New strategy) Consider ways to legalize illegal dwelling units as allowed by the Zoning Ordinance.
- IS 2.5.2 (New strategy) Consider an amnesty program in which illegal dwelling units could be legalized as allowed by the Zoning Ordinance.
- IS 3.1.7 (New strategy) Update and revise annexation policies, especially to encourage annexations for affordable housing. Coordinate with LAFCO and the County of Santa Barbara to process applications for affordable housing annexations in a timely manner.
- IS 3.2.4 (New strategy) Study the feasibility of zoning provisions that would encourage the development of group quarters for service workers.
- IS 4.1.2 (New strategy) Review and adopt an Affordable Housing Ordinance that includes the following provisions:
 - ▶ Grant bonus density as required by State law. Clarify that proposed developments will be subject to appeal and can only be denied if specific findings can be made as provided by State law.

- ▶ Eliminate the need for a lot area modification if a proposed development meets State mandated bonus density standards and affordability requirements.
 - ▶ Require noticing of neighbors for ABR review of applications receiving bonus density if that is the only required discretionary review.
 - ▶ Establish policies regarding discretionary review for moderate income bonus density developments (not subject to State law).
- IS 4.1.5 (IS 5.1.12 in 1985 HEU) Adopt a policy consistent with Government Code Section 65590, concerning new housing developments within the Coastal Zone which would, where feasible, require housing units for persons and families of low and moderate income.
- IS 4.1.6 (New strategy) Pursue an amendment to the HRC-2 zone to allow second and third story residential units in areas where they are not presently allowed.
- IS 4.1.10 (New strategy) Study the potential for possible residential reuse of existing nonresidential buildings.
- IS 4.1.11 (New strategy) Consider establishing a program that would allow Transfer of Development Rights within the residential zones for use by owners of properties which have severe site constraints.
- P 5.2 (New policy) Review City development standards, and implement changes which would make the standards more flexible for housing projects, especially affordable housing projects, if appropriate.
- IS 5.2.1 (New strategy) Review and adopt development standards that will provide incentives for mixed use developments in commercial zones.
- IS 5.2.13 (New strategy) Explore revisions to the California Environmental Quality Act (CEQA) Guidelines and the City's environmental review procedures and process including the following:
- ▶ Request the State Office of Planning and Research (OPR) to authorize an interpretation of the California Environmental Quality Act Guidelines regarding the Categorical Exemption for projects involving six or fewer units so that in such cases only net new units would be counted.

- ▶ Request that OPR consider revising this Categorical Exemption for projects which involve six or fewer units to a higher number, such as ten units.
- ▶ Direct Staff and the Environmental Review Committee to consider and recommend revisions to the City's environmental procedures and process.

Proposed developments should continue to be assessed for potential significant cumulative environmental impacts.

B. No Potential Impacts

The following strategies were determined to have no potential for significant impact. In some cases, discussion has been provided, explaining how this conclusion was reached. These policies and strategies are discussed below. In other cases, no discussion was necessary to reach the conclusion. Examples of such strategies could be those which begin with "study the feasibility of..." These types of strategies are very conceptual and only direct staff to study possibilities. At such time as recommendations are developed, environmental review will be required. Other strategies included in this category are continued strategies from in the 1985 Housing Element Update Addendum, and those which directed staff to investigate funding sources. No impacts are expected as a result of the following implementation strategies.

1. No Potential Impact - Discussion Provided

The following strategies involve rehabilitation of existing dwelling units. These are a continuation of existing City policies.

- IS 2.4.1 (IS 3.2.9 in 1985 HEU) Continue to provide rehabilitation loans to low and moderate income owner households in neighborhoods displaying the greatest need for rehabilitation.
- IS 2.4.2 (IS 3.2.1 in 1985 HEU) Continue to provide low interest rehabilitation loans for public, private nonprofit and for profit housing sponsors to rehabilitate multifamily structures.
- IS 2.4.3 (IS 3.2.2 in 1985 HEU) Investigate rehabilitation loan programs for the rehabilitation of mobile home park infrastructure.
- IS 2.4.4 (IS 3.2.4 in 1985 HEU) When feasible or available, use additional sources such as tax credits and State rehabilitation funds to increase allocations to support existing and proposed voluntary housing rehabilitation programs.
- IS 2.4.10 (New strategy) Continue to use Home Rehabilitation Loan Program funds to enlarge units to alleviate overcrowding.

Strategies IS 2.4.1, IS 2.4.2, IS 2.4.3, IS 2.4.4, IS 2.4.10 are related to the rehabilitation of existing structures. Most rehabilitation projects involve repairs to and upgrading of existing structures and/or small additions to existing structures. These activities are typically ministerial, and not subject to CEQA. However, some of these projects will be subject to

discretionary review and CEQA. Potential environmental impacts are not expected from the continuation of existing rehabilitation programs.

The following strategy involves encouraging the legalization of existing illegal dwelling units as allowed by zoning. It is a continuation of existing City policies.

IS 2.4.6 (IS 3.2.7 in 1985 HEU) Continue to use local funds to finance the legalization of illegal units that would be affordable according to City criteria.

This strategy results in units which are consistent with the City's Zoning Ordinance. The legal units which are created help the City to meet its housing need, and reduce the number of illegal or substandard units. Therefore, continuation of this strategy will result in beneficial impacts.

The following strategy involves special procedures for "sweat equity" housing projects.

IS 4.1.7 (IS 5.1.13 in 1985 HEU) Continue to support special procedures for development, permitting, construction and early occupancy of "sweat equity" projects.

This strategy articulates existing City policy which supports sweat equity projects. Because there is no change from existing policy, no adverse impacts are anticipated.

The following strategy involves water meters for apartments and condominiums.

IS 5.2.12 (New strategy) Revise existing policy to allow new apartment and affordable condominium developments to be served by a single water meter for interior uses with on-line meters for each unit.

The current policy of requiring one water meter per unit is believed to conserve water, as each owner or tenant receives and pays for his/her water bill. If a common meter with in-line meters is used, the property manager or condominium homeowner's association would be required to monitor the water use of each unit and distribute a water bill. This system would not conserve water if the responsible party did not read the in-line water meters each month. However, water conservation practice has become widespread in Santa Barbara, and in addition, the combination of recent rains and the desalination plant has resulted in water being widely available. Significant adverse impacts to water supply are not anticipated.

2. No Potential Impacts - No Discussion Provided

Many of the policies and strategies will have no physical impacts. They mostly relate to those which encourage interagency cooperation and public education, identification of funding sources and monitoring of ongoing programs. These policies and strategies were found to have no potential for impact. No discussion is provided because their lack of potential for impact is apparent. The reader is referred to the evaluation chart and the Draft 1992 Housing Element for these policies and implementation strategies.

IV. Zoning Ordinance Amendments Recommended by the Family Housing Task Force

Implementation Strategies 5.2.5 - 5.2.11, 5.2.16 and 5.2.17 of the Draft Housing Element describe proposed amendments to the Zoning Ordinance recommended by the Family Housing Task Force to encourage the development of affordable housing. Since these Zoning Ordinance amendments were initiated by the City Council in August 1992, the proposed amendments have been drafted and reviewed by the Council Ordinance Committee and the Environmental Review Committee. These amendments are attached as Exhibit C.

The proposed amendments are divided into eight groups which are identified using their Housing Element implementation strategy number and description. Each proposal is followed by a discussion of existing policies, the proposed changes, and any potential adverse environmental impacts.

- IS 5.2.5 (New strategy) Amend the Zoning Ordinance to allow lots in the R-2 Zone, which have between 5,000 and 6,000 square feet of lot area, to be eligible for duplex development under limited conditions. (See Exhibit C for proposed Zoning Ordinance language.)

Existing: Although the R-2 zone is considered two family zoning, the existing development on parcels of between 5,000 and 6,000 square feet of lot area is currently limited to single family residential because of the lot size. Staff reviewed the Assessor's Parcel maps and found that approximately 850 parcels in the R-2 Zone that have lot sizes within this range. According to the Real Estate Data Institute, approximately 22% of these parcels already have more than one dwelling unit. Development of additional units in these areas as currently allowed in the R-2 Zone would require parcel mergers. Since these areas are already developed, large numbers of parcel mergers are not likely.

Proposed: The proposal is to allow two units consisting of a unit with three or fewer bedrooms and an additional studio or one bedroom unit on these lots. Two configurations would be allowed: 1) both units attached; and 2) the additional studio or one bedroom unit above a detached garage. In all cases, a maximum of four bedrooms will be allowed on these parcels in this configuration. In contrast, a single family residence would have no limitation on the number of bedrooms. Because virtually all of these lots have one existing dwelling unit, the proposal would result in either the addition of an attached studio or one bedroom unit, the conversion of part of the existing house into a studio or one bedroom unit, or the creation of a unit above a detached garage. Such development would require two covered and one uncovered off street parking spaces. This strategy is intended to allow the addition of a small dwelling unit on smaller parcels in these areas.

By limiting the number of bedrooms in this unit mix to a maximum of four, and by requiring three offstreet parking spaces, the building mass and paving would be minimized allowing for adequate open space, and parking demand would be met onsite. Most of these proposed developments would be reviewed by ABR and some may require modifications to the setback and open space requirements.

Potential Adverse Environmental Impacts: This proposed amendment would allow a maximum of up to approximately 660 ($850 - (22\% \times 850 = 187) = 663$) new studios or one bedroom units in the R-2 zones. However, it is unlikely that every eligible parcel will add a unit under this amendment. In order to add a unit, additional parking must be provided, and all setbacks and open yard requirements must be complied with. Given these requirements, it would be difficult to add a second unit on some parcels with existing structures. The following areas are discussed in detail because this strategy has the potential for adverse impact in these areas: parking, land use, public service, visual, drainage.

PARKING: A total of three parking spaces (two covered and one uncovered) would be required. Because the parking demand for a studio or one bedroom unit is one parking space, and the parking demand for a single family residence is two spaces, the parking demand would be met onsite. Therefore, significant adverse environmental impacts are not expected.

LAND USE: This amendment would increase residential densities on small parcels to beyond the 12 units per acre which are allowed by the General Plan Land Use Element. However, the General Plan allows for the provision of small units in spite of the General Plan density limits. Page 41 of the Land Use Element states:

"...The General Plan recognizes that there are existing smaller lots in both two-family and multiple-family areas where development would be confined to single-family homes if a density of twelve dwelling units to the acre were required in every instance. Therefore, in order to enable such parcels of land to develop in accordance with the surrounding type of development, it is recommended that provisions be established in the Zoning Ordinance to allow for a two-family home on existing small lots above a certain minimum size in duplex areas..."

In addition, page 42 of the Land Use Element states:

"Another technique [which could permit increased densities of development on a particular lot without exceeding the recommended

densities specified by the General Plan] is the variation in density in relation to the size of a unit and the occupancy potentials. The intent of establishing density controls is to limit the intensity of development and activity on the land. In situations where a dwelling unit may yield fewer persons than a normal or average unit, such as in a public housing project for senior citizens, densities in terms of dwelling units per acre may be allowed to increase beyond those limits recommended by the General Plan without causing an inappropriate increase in the intensity of activities."

This quotation is relevant because it supports the premise that smaller units are generally occupied by fewer people, and that by limiting the size of the units in these areas, there should not be a substantial increase in the number of people on the parcel, nor in the area if it were to be fully developed to the density proposed.

Staff has reviewed the potential for an overall increase in the number of residential units constructed as a result of implementation of this proposed amendment. At the conclusion of the 1989 General Plan Update, the City made a commitment to achieve a jobs/housing balance within the next increment of growth by allowing full residential buildup of current zoning, which is approximately 40,000 units. Site constraints such as creeks, steep slopes and current lot and building configurations reduce the number of units which are actually being constructed. Therefore, in order to balance jobs and housing, additional opportunities for residential development are necessary.

The proposed Zoning Ordinance amendment would allow for the development of additional studio or one bedroom units. The additional units on small parcels in the R-2 zones would provide opportunities for housing that cannot be built currently in other locations due to site constraints. The overall number of units remains 40,000. Further, the Draft Housing Element contains a strategy to begin public discussions on future residential development when the number of units in the City reaches 39,000.

PUBLIC SERVICE (SCHOOLS): As stated earlier, the District anticipates approximately 250 new elementary students per year regardless of the adoption of the Draft 1992 Housing Element. The only strategy contained in the Draft 1992 Housing Element which would increase the number of units allowed under zoning is Implementation Strategy 5.2.5, which would allow a second unit on R-2 parcels with lot sizes between 5,000 and 6,000 square feet. This strategy would allow a maximum of 660 new dwelling units. These new units are restricted to studios or one bedroom units, which are generally less than 1000 square feet in size.

The District has a growth factor for each school year from 0.3144 students per household for the 92-93 school year to 0.3930 students per household in the 1997-98

school year (for dwelling units which are less than 1,500 square feet in floor area). The average of the growth rates equals 0.3509 students per household. Given the average annual growth of approximately 175 units per year by 1997 citywide, it is highly unlikely that a great number of units will be built in any given year.

A reasonable, worst case scenario would be 15 new units per year as a result of this strategy. This would result in an additional 5 students per year. Because the R-2 zones are located in different areas in the City, the children who would reside in the new units would not necessarily attend the same school. The R-2 zones are in the vicinity of two elementary schools, two junior high schools, and one high school. If the students were split between the schools, the result would be one new student per school per year. This reasonable, worst case analysis would not result in a significant, adverse impact to the school district.

VISUAL: Some single story, two family residences are not reviewed by the Architectural Board of Review, therefore, the potential for adverse visual impacts exists. However, these potential impacts have been determined to be not significant because in virtually all cases, construction would consist of either the conversion of part of an existing house or the addition of an attached small unit which would be required to meet zoning requirements for setback, height and open yard requirements.

DRAINAGE: There is the potential for increased drainage due to the addition of parking spaces. However, applicants will be required to show adequate drainage facilities on development plans before a building permit is issued, therefore these changes are not anticipated to be significant.

Implementation Strategy 5.2.5 is not anticipated to result in significant, adverse environmental impacts.

IS 5.2.6 (New strategy) Consider an amendment to the Planned Unit Development (PUD) provisions of the Zoning Ordinance to allow PUD's to be developed as apartments (for rental) with the ability to be configured as two story flats, and to allow for up to 25% increased density for affordable units, consistent with State law. (See Exhibit C for draft Zoning Ordinance language.)

Existing: The PUD provisions in the Zoning Ordinance were established to allow for the development of attached ownership units in clusters on larger vacant parcels in certain single family zones that have steep slopes or other site constraints. By using a PUD, the physical, environmental and visual impacts associated with a typical multilot subdivision are minimized. The density in a PUD is currently limited to the number of lots that could be theoretically created in a standard subdivision under the density

allowed in the zone and by the General Plan. The units are all to be constructed at the same time. As currently written, rental units are not allowed, and all two story buildings must be configured as townhouses instead of flats.

Proposed: The proposal is to revise the development standards for PUDs to allow the development of rental units and apartments configured as flats, as well as bonus density up to 25% to comply with State law. These options are available in all other residential zones. All other existing PUD design standards would remain.

Potential Adverse Environmental Impacts: The change from ownership to rental opportunities, and the change in configuration from townhouses to flats have no potential for adverse environmental impacts.

The Zoning Ordinance and General Plan amendments to allow up to 25% bonus density units are required by State law. PUD projects that apply for bonus density units may have the potential for adverse environmental impacts; however, predicting the location of future PUDs is too speculative because a PUD can be created in any single family zone. The creation of a PUD zone requires discretionary review, thus all new PUD projects will be subject to CEQA, and environmental review will take place on the project level. Any potential environmental impacts will be assessed for significance at time of consideration of project approval. State law allows the denial of an affordable housing development if it would result in significant impacts to public health and safety which are unavoidable and cannot be feasibly mitigated while maintaining affordability.

In reviewing the proposed Zoning Ordinance amendments with the General Plan for consistency, Staff identified two inconsistencies with existing text in the Land Use Element.

The first inconsistency occurs in The Basis for Planning (Section II) of the Land Use Element. This section reviews the history of development in the City and contains Principles and Goals including a series of policies related to the City Character and Quality Goals (page 26, Land Use Element). This section contains a statement regarding the City's involvement in encouraging and/or discouraging planned unit developments in single family zones. This language should be amended to allow for the provision of State required bonus densities in these areas for affordable housing. The existing Land Uses Element text is shown below. The proposed amendment to allow for the encouragement of affordable housing is underlined to indicate proposed new language.

"Continue the policy of neither encouraging through incentives nor discouraging by penalties cluster and planned unit developments in single-family areas with the exception of encouraging affordable housing

developments which shall be granted up to 25% bonus densities when required by State law.”

The second inconsistency with the General Plan identified is contained in the Private Land Uses (Section III) of the Land Use Element. This section describes the general plan land uses for the City by commercial and residential areas as well as neighborhoods. On page 42, planned unit developments in single family areas are discussed as a means of “grouping dwellings onto smaller individual parcels of land in order to provide for open space.” This statement is followed by a discussion of some of the advantages of grouping dwellings and areas in which PUDs might be desirable. The discussion concludes by stating that the “appropriateness of the use of such techniques must, however, be judged by the Planning Commission and City Council on the merits of each development as it is proposed.” The proposed amendments are consistent with this discussion.

The following paragraph however, cautions that “incentives in the form of increased maximum-allowable densities should be avoided.” This is contrary to the intent of the proposed ordinance amendments to encourage the development of affordable rental units by allowing bonus density units and providing greater flexibility in the Zoning Ordinance. The existing Land Uses Element text is shown below. The proposed amendment to allow for the encouragement of affordable housing is underlined to indicate proposed new language.

“While such special residential development procedures may be desirable in certain situations, incentives in the form of increased maximum-allowable densities should be avoided. The total number of dwelling units allowed under special development regulations should not exceed those obtainable on the land through standard subdivision procedures, with the exception of affordable housing developments which shall be granted up to 25% bonus densities when required by State law.”

Because the location and nature of any future Planned Unit Developments is unknown at this time, further discussion of potential impacts that may result from this Zoning Ordinance amendment would be speculative.

IS 5.2.7 (New strategy) Amend the Zoning Ordinance to eliminate the Conditional Use Permit requirement for developments that involve four or more proposed units on parcels in the R-2 Zone.

Existing: The allowed density for development in the R-2 zone is one unit per 3,500 square feet of lot area. Up to three units can be constructed without a Conditional Use

Permit (CUP). If a parcel has adequate lot area, four or more units can be constructed upon review and approval of a CUP by the Planning Commission. This review is to ensure that developments containing more than one duplex would be compatible with the surrounding duplex neighborhood. Regardless of the number of units on an R-2 parcel, no more than two units can be attached. In most cases, the developments affected by this requirement are also being reviewed by the Planning Commission for other approvals, such as tentative subdivision map or lot area modifications for bonus density. The CUP process places additional financial burdens on housing applicants, and results in some duplication of development review. It is anticipated that the development standards will be maintained because of the review for other discretionary permits.

Proposed: The proposal is to eliminate the CUP requirement for developments involving four or more proposed units on a parcel in the R-2 zone. All other requirements such as unit configuration (no more than two units attached), and density requirements would remain unchanged.

Potential Adverse Environmental Impacts: This proposal would provide regulatory relief and cost savings to applicants. Because there is no change in allowed land use or development standards, no significant, adverse environmental impacts are anticipated.

IS 5.2.8 (New strategy) Revise the open space requirements in the R-2 Zone for proposed developments which involve four or more units. Correlate the required open space with the total number of bedrooms in the proposed units.

Existing: Under the current requirements, an R-2 development proposed involving four or more units must apply for a Conditional Use Permit (CUP). When considering the CUP application, the Planning Commission determines whether the appropriate amount of open space for the parcel is being provided.

Proposed: If the Conditional Use Permit requirement is eliminated (as proposed in I.S. 5.2.7, above), a situation could arise where a large number of dwelling units are built on a large R-2 lot, and only 1,250 square feet of open space is actually required. The R-2 zone is a transitional zone from single family zones to multi-family zones. Because of its transitional nature, the amount of open space provided should be somewhere in between that required for single family zones and for multi-family zones. Therefore, the following requirement is proposed. If the proposed development involves four or more units, additional open space beyond the 1,250 minimum requirement would be required per unit as follows:

Studio units - 100 square feet per unit
1 bedroom units - 120 square feet per unit

2 bedroom units - 140 square feet per unit
3 bedroom units - 160 square feet per unit

I.S. 5.2.7 and I.S. 5.2.8 are interrelated. In exchange for a reduction in the number of discretionary applications that a proposal for 4+ units on an R-2 lot would require, the project would be required to provide an increased amount of open space.

Potential Adverse Environmental Impacts: This proposal would result in beneficial impacts, i.e. additional open space on large R-2 zoned lots proposed for four or more units. No significant, adverse environmental impacts are anticipated.

IS 5.2.9 (New strategy) Retain the minimum common open space requirement of 1,250 square feet but consider allowing flexibility in how the open space is provided for all R-2 zoned lots.

Existing: Currently, 1,250 square feet of open space is required for all proposed developments in the R-2 Zone. This open space must be provided in one area, have a minimum dimension of 20 feet in any horizontal direction and cannot include area within the front yard. These standards do not encourage efficient and creative site designs that might include the provision of several larger private yard areas instead of a single common open space.

Proposed: The proposed amendments would eliminate the requirement that the open space be provided in one area. The minimum dimension requirement would remain the same (20 feet in any horizontal direction), so the 1,250 square feet could be provided in areas with as little as 400 square feet. The proposed amendment would also allow the front yard, excluding the front yard setback, to be counted as a portion of the required open space area.

Potential Adverse Environmental Impacts: This proposal allows more flexibility for applicants in providing the open space. There is no change in the minimum amount of open space that is required. Therefore, no significant, adverse environmental impacts are anticipated.

IS 5.2.10 (New strategy) Amend the Zoning Ordinance to reduce the minimum dwelling unit size to 400 square feet for single family residences and duplex units.

Existing: Currently the Zoning Ordinance requires a single family residence to have a minimum of 720 square feet of floor area, a two family unit to have a minimum of 600 square feet and a unit in a multiple family building to have 400 square feet of floor area. These requirements were adopted as part of Zoning Ordinance in 1957.

Proposed: The proposal would reduce the minimum size of single family and two family units so that the minimum dwelling unit size for all units would be uniform at 400 square feet. This standard is larger than the minimum of 220 s.f. that is required by the Uniform Building Code.

Potential Adverse Environmental Impacts: Because of the area requirements of structure, open space, setbacks and parking on a parcel, in some cases the number of dwelling units that are allowed by zoning cannot be built on a site. This proposal may result in more units on a parcel because it reduces one site constraint: dwelling unit size. Although the reduction in dwelling unit size could allow full buildout of a site, the dwelling unit density allowed by the Zoning Ordinance cannot be exceeded unless affordable units are proposed and bonus density units are granted. No significant, adverse environmental impacts are anticipated.

IS 5.2.11 (New strategy) Amend the Zoning Ordinance to require one covered and one uncovered parking space for each detached single family residence when two or more detached single family residences are proposed on a single parcel in the R-2, R-3, and R-4 zones.

Existing: The current parking requirement for single family residences is two covered parking spaces per unit.

Proposed: The proposal would require one covered and one uncovered parking space per single family residence when two or more are proposed on a single parcel in all but the A, E, and R-1 zones. This is the parking standard currently applicable to two family residences and multifamily condominium units and is considered to be appropriate for single family units when two or more are proposed on a single lot except in single family zones. This proposal does not change the number of parking spaces required.

Potential Adverse Environmental Impacts: No change in the number of parking spaces is proposed. The proposal merely reduces the requirement for covered spaces. The proposed amendment will not result in visual impacts because any parcel with more than one single family dwelling onsite must be reviewed and approved by the Architectural Board of Review. No significant, adverse environmental impacts are anticipated.

IS 5.2.16 (New strategy) Amend the Zoning Ordinance to reduce the off street parking requirements for low and very low income rental duplex and multifamily housing. Require one space per unit plus one guest space for every four units if the development has over six units.

Existing: Currently, two covered and two uncovered parking spaces are required for two family residences. Multiple family dwellings are required to have a certain number of uncovered parking spaces based on the number of bedrooms per unit.

Proposed: The proposal is to reduce the number of parking spaces for low and very low income rental two family and multifamily housing to one uncovered parking space per unit plus one guest space per the existing Ordinance. This proposal was requested by the Housing Authority, which submitted a survey demonstrating that this requirement reflects the actual parking demand in low and very low income rental properties that it owns and manages.

In order to minimize the potential for abuse of this provision, the Family Housing Task Force recommends that the Ordinance amendment require the recordation of deed restrictions. The deed restrictions would state that the units shall remain low or very low income rentals for a period of 30 years, and would also state that if the units are converted to any other use, then the number of parking spaces shall be increased or the number of units decreased to meet the parking standards for those uses at the time of conversion.

Potential Adverse Environmental Impacts: This proposal would result in fewer parking spaces being provided on parcels which are developed with 100% low or very low income rental units. The Housing Authority submitted a study (included as Exhibit and hereby incorporated by reference, as allowed by CEQA Section 15150(f)) which showed that the parking demand for 100% low or very low income rental developments is one parking space per unit. The City's Transportation Division reviewed the study and concurred with its conclusion. Parking in these projects will continue to meet demand, therefore significant, adverse impacts are not expected.

IS 5.2.17 (New strategy) Amend the Zoning Ordinance to exempt developments which include duplex units for low and very low income tenants from the requirement to provide covered parking spaces, provided that adequate enclosed storage space which is accessible from the outside is provided for each unit.

Recognizing that loss of covered parking meant loss of storage space, the Family Housing Task Force recommended that each two family unit be provided with an adequate amount of storage space that is accessible from the outside. This amendment was modelled after the Condominium Conversion Ordinance: each two family unit must be provided with at least 200 cubic feet of storage space. No significant, adverse environmental impacts are expected.

V. INITIAL STUDY MATRIX

The matrix shows, in short form, all of the policies and implementation strategies in the Draft 1992 Housing Element. If the policy or strategy is substantially the same as a policy or strategy in the 1985 Housing Element Update Addendum, its number in the 1985 Housing Element Update Addendum is shown in parentheses. If the policy or implementation strategy is new, it is shown to be new.

The top row of the matrix lists the environmental resources which could be affected by implementation of the Draft 1992 Housing Element. Across the matrix, each policy or strategy is evaluated.

The symbol "SL" indicates that the impacts of the policy or strategy are too speculative to analyze due to the unknown location and nature of new housing that could result of the policy or strategy.

The symbol "SP" indicates that the impacts of the policy or strategy are too speculative to analyze due to the unknown nature of the new policy.

For some policies and strategies, it is difficult to judge, in a quantitative manner, the significance of potential impacts. In most cases, these policies and strategies encourage residential development. It is not known where the changes will occur or the extent of those changes. Often, it is unclear how actual programs will work.

It is important to note that the environmental review and analysis contained in this Initial Study will not fulfill the requirements of CEQA for the policies which are not reviewed due to their speculative nature. At such time as the necessary studies are completed and recommendations put forth or programs developed, further environmental review will be completed.

The symbol "□" indicates no potential for significant environmental impact. In most cases, no discussion is included for policies or strategies with no potential for significant impact.

The initial study matrix begins on the next page, and is followed by a discussion by potential level of impact.

Goals, Policies and Strategies	Description (Condensed)	Air Qual.	Bio- logy	Cult. Res.	Energy	Geol- ogy	Hous- ing	Land Use	Noise	Public Svc.	Risk of Upset	Trans- porta- tion	Vis- ual	Water
1. HOUSING OPPORTUNITY														
1.1 (1.1 in 1985 HEU)	Promote equal opportunity in housing.	<input type="checkbox"/>												
1.1.1 (1.1.1 in 1985 HEU)	Use CDBG funds for a public outreach campaign publicizing equal opportunity provisions and remedies.	<input type="checkbox"/>												
1.1.2 (1.1.2 in 1985 HEU)	If budget allows, develop adequate staffing to pursue enforcement actions against discrimination in housing.	<input type="checkbox"/>												
1.2 (New)	Support other agencies and nonprofit organizations in their efforts to provide shelter and services for the homeless.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	<input type="checkbox"/>					

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Goals, Policies and Strategies	Description (Condensed)	Air Qual.	Bio- logy	Cult. Res.	Energy	Geol- ogy	Hous- ing	Land Use	Noise	Public Svc.	Risk of Upset	Trans- por- tation	Vis- ual	Water
1.2.1 1.3.7 in 1985 HEU)	Continue to fund programs which provide temporary shelter for runaway or abused youth, battered women and homeless families, and support their expansion.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				
1.2.2 (New)	Encourage the creation of a financial caretaker service for homeless recipients of SSI, GR or other funds.	<input type="checkbox"/>												
1.3 (New)	Increase the supply and variety of transitional housing opportunities.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				
1.3.1 (New)	Promote and assist the development of transitional housing opportunities.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				
1.3.2 (New)	Coordinate with the County to develop a program to create and maintain transitional housing.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				

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1.4 (New)	Support programs and efforts designed to prevent homelessness.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
1.4.1 (New)	Seek to preserve the number of SRO units in the City for long term affordability.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
1.4.2 (New)	Consider a “just cause” eviction ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
1.4.3 (New)	Seek funding for homeless prevention programs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
1.4.4 (New)	Explore the possibility of providing incentives for local hotels to accept Section 8 Certificates.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
1.4.5 (New)	Support the conversion of existing hotels/motels to SRO hotels, senior housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

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1.5 (1.5 in 1985 HEU)	Seek to ensure the availability of housing opportunities for low and moderate income seniors.	<input type="checkbox"/>												
1.5.1 (1.4.0 in 1985 HEU)	The City shall pursue filling the housing resource gap for seniors who can no longer live independently but do not need institutionalization.	<input type="checkbox"/>												
1.5.2 (1.3.4 in 1985 HEU)	Assist sponsors in developing congregate housing facilities for low and moderate income elderly.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				
1.5.3 (New)	Promote and assist the development of additional facilities which include a range of living conditions from fully independent living to intermediate care.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				

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1.5.4 (New)	Encourage the expansion of support services for seniors.	<input type="checkbox"/>												
1.5.5 (New)	Explore the creation of a program for seniors, which would subsidize the gap between the cost of board and care services and SSI payments.	<input type="checkbox"/>												
1.5.6 (1.3.1, 1.3.2 in 1985 HEU)	Explore alternative strategies for effective and cost effective homesharing programs.	<input type="checkbox"/>												
1.5.7 (New)	Encourage facilities that meet the needs of the older senior population (75+), but remain small in scope and noninstitutional in style.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				
1.5.8 (6.3.1 in 1985 HEU)	Participate in the Santa Barbara County Long Term Care Planning Council.	<input type="checkbox"/>												

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1.5.9 (1.4.6 in 1985 HEU)	Continue to support the provision of reverse annuity mortgages for senior homeowners with fixed incomes.	<input type="checkbox"/>												
1.6 (New)	The City shall seek to ensure the availability of housing opportunities for low and moderate income disabled population.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				
1.6.1 (New)	Promote the development of congregate housing opportunities for the low and moderate income, physically and mentally disabled.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				
1.6.2 (New)	Explore the creation of a program to support and assist landlords accepting mentally ill tenants.	<input type="checkbox"/>												

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1.6.3 (New)	Explore the creation of a program for the disabled, which would subsidize the gap between the cost of board and care services and SSI payments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
1.6.4 (New)	Explore legislation that would allow disabled persons to live in housing that is restricted to seniors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
1.6.5 (New)	Request the Housing Authority to consider occupancy policies that would result in more opportunities for the disabled population.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
1.7 (New)	Accessibility to the disabled shall be strongly encouraged in new residential development and housing to be rehabilitated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

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1.7.1 (1.2.1 in 1985 HEU)	Distribute handicapped accessibility guidelines to builders.	<input type="checkbox"/>												
1.7.2 (1.2.3 in 1985 HEU)	Investigate and implement policies which give incentives for handicapped accessible units to be included in projects.	<input type="checkbox"/>												
1.7.3 (New)	Adhere to the Fair Housing Accessibility Guidelines in order to comply with the Fair Housing Act	<input type="checkbox"/>												
1.7.4 (New)	Continue the ongoing review of development plans for accessibility for the disabled.	<input type="checkbox"/>												

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2. CONSERVATION AND IMPROVEMENT OF EXISTING HOUSING STOCK														
2.1 (3.1 in 1985 HEU)	The City shall protect and preserve residential housing stock in all parts of the City including areas undergoing transition as a result of commercial expansion.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
2.1.1 (3.1.2 in 1985 HEU)	Consider rezoning residential areas west of Downtown and the Lower Westside neighborhood from R-4 to R-3.	SP	SP	SP										
2.1.2 (3.1.3 in 1985 HEU)	Revise existing policy to allow repair and rehabilitation of existing housing in the M-1 zone.	SP	SP	SP										
2.2 (New)	The City shall require replacement of residential units that are either converted to commercial use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

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2.2.1 (New)	Continue implementation of the Housing Mitigation Ordinance	<input type="checkbox"/>												
2.3 (3.7 in 1985 HEU)	The City shall concentrate efforts to develop public improvements and neighborhood facilities in neighborhoods requiring revitalization	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				
2.3.1 (3.7.1 in 1985 HEU)	Provide CDBG and RDA funding for neighborhood centers, sidewalk and street light repairs and neighborhood clean up programs	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				
2.3.2 (New)	Conduct neighborhood studies in identified neighborhoods.	<input type="checkbox"/>												

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2.4 (3.2 in 1985 HEU)	The City shall continue to expand its voluntary housing rehabilitation programs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
2.4.1 (3.2.9 in 1985 HEU)	Continue to provide rehabilitation loans to low and moderate income households in neighborhoods displaying the greatest need for rehabilitation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
2.4.2 (3.2.1 in 1985 HEU)	Continue to provide low interest rehabilitation loans for public and private nonprofit housing sponsors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
2.4.3 (3.2.2 in 1985 HEU)	Investigate rehabilitation loan programs for the rehabilitation of mobile home park infrastructure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

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2.4.4 (3.2.4 in 1985 HEU)	Use additional funding sources to increase allocations to support existing and proposed voluntary housing rehabilitation programs.	<input type="checkbox"/>												
2.4.5 (3.9.1 in 1985 HEU)	Identify neighborhoods that have the highest number and concentration of units in need of rehabilitation.	<input type="checkbox"/>												
2.4.6 (3.2.7 in 1985 HEU)	Continue to use local funds to legalize "illegal" units that would be affordable.	<input type="checkbox"/>												
2.4.7 (3.2.9 in 1985 HEU)	Offer financing to preserve existing affordable board and care facilities.	<input type="checkbox"/>												

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2.4.8 (3.9.3 in 1985 HEU)	Increase outreach efforts to encourage homeowners and apartment owners to participate in the City's Housing Rehabilitation Loan Program.	<input type="checkbox"/>												
2.4.9 (1.2.2 in 1985 HEU)	Continue the City's Home Rehabilitation Loan Program's efforts to remove architectural barriers in the homes of handicapped citizens.	<input type="checkbox"/>												
2.4.10 (New)	Continue to use HRLP funds to enlarge units to alleviate overcrowding.	<input type="checkbox"/>												
2.5 (New)	The City shall continue to encourage residential property owners to improve the condition of their property.	<input type="checkbox"/>												

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2.5.1 (New)	Consider ways to legalize illegal dwelling units as allowed by zoning.	SP												
2.5.2 (New)	Consider an amnesty program, in which illegal dwelling units could be legalized as allowed by zoning.	SP												
2.5.3 (4.5.2 in 1985 HEU)	Pursue all feasible opportunities to encourage energy conservation and solar retrofit in the City's existing housing stock.	<input type="checkbox"/>												
2.5.4 (New)	Explore the creation of a program that would provide a bilingual ombudsperson for tenants in substandard units who wish to file a complaint.	<input type="checkbox"/>												
2.5.5 (New)	Continue to require Zoning Information Reports when residential units change ownership.	<input type="checkbox"/>												

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2.5.6 (New)	Consider intensifying enforcement of the requirements of the Zoning Ordinance and the Uniform Housing Code only after adequate protection measures and relocation assistance are available.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
2.5.7 (New)	Consider implementing a program which would require owners of buildings found by the Division of Land Use Controls to be substandard to assume the financial burden of relocating their tenants to habitable units.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

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2.5.8 (3.3.1 in 1985 HEU)	Implement the requirements of the <u>State Revenue and Taxation Code</u> which prohibits a taxpayer who derives rental income from substandard housing from receiving tax benefits incurred from the substandard housing.	<input type="checkbox"/>												
2.6 (3.5 in 1985 HEU)	The City shall ensure that public projects requiring relocation plans under State or Federal relocation laws shall be coordinated and reviewed by the City.	<input type="checkbox"/>												

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2.6.1 (3.5.1 in 1985 HEU)	Review Federal, State, County and City agency relocation plans to assure that relocation plans for all such projects are coordinated and that ample relocation resources are available.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
2.7 (3.6 in 1985 HEU)	Every effort shall be made to preserve those structures which are either architecturally significant, historically important or both.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
2.7.1 (3.6.1 in 1985 HEU)	Complete the architectural and historic resources survey of all properties in the City.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

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2.7.2 (3.6.2 in 1985 HEU)	Use completed survey as resource to determine possible Landmark or Structure of Merit designations, to evaluate small residential areas for Landmark Districts and in the planning review process.	<input type="checkbox"/>												
2.8 (3.8 in 1985 HEU)	New development must be compatible with the prevailing character of the established neighborhood. New development which would result in an overburdening of public circulation and/or on street parking resources shall not be permitted, unless findings of overriding consideration can be made.	<input type="checkbox"/>												

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2.8.1 (3.8.1 in 1985 HEU)	Projects will be reviewed by the ABR and PC with rules and procedures established in the Housing Mitigation Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
2.9 (New)	Maintain the affordability of existing low and moderate income dwelling units.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
2.9.1 (New)	Encourage the Housing Authority and nonprofit organizations to acquire and manage units whose affordability requirements are due to expire.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
2.9.2 (New)	Explore options to preserve developments with expiring use provisions funded under the multifamily tax exempt financing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

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2.9.3 (New)	With respect to the New Carrillo Hotel, develop and carry out recommendations to provide additional public subsidy in exchange for longer affordability	<input type="checkbox"/>												

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3. JOBS/HOUSING BALANCE														
3.1 (New)	The City shall make every effort to meet Santa Barbara's fair share of the regional housing need.	<input type="checkbox"/>												
3.1.1 (4.2.0 in 1985 HEU)	The City shall provide opportunities for housing ownership through its adopted Condominium Conversion Ordinance.	<input type="checkbox"/>												
3.1.2 (4.2.1 in 1985 HEU)	The City shall encourage the continued availability of rental housing at affordable rental rates.	<input type="checkbox"/>												
3.1.3 (New)	Provide funds to assist the Housing Authority in publishing a pamphlet to encourage landlords to rent units through the Section 8 or similar program.	<input type="checkbox"/>												

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3.1.4 (New)	Encourage the passage of legislation that provides incentives for the construction of rental housing.	<input type="checkbox"/>												
3.1.5 (New)	Consider an Ordinance which would require that rental property owners pay interest on their tenants' security deposits.	<input type="checkbox"/>												
3.1.6 (New)	The City shall support the development of infill residential projects in the City.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				
3.1.7 (New)	Update and revise annexation policies, especially to encourage annexations for affordable housing.	SP												
3.1.8 (New)	The City shall support bonus density projects where appropriate.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				
3.1.9 (New)	Defer consideration of the possibility of allowing higher density residential downtown.	[]	[]	<input type="checkbox"/>										

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3.2 (2.1 in 1985 HEU)	New employment shall be in balance with available housing resources at affordable prices.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
3.2.1 (New)	Continue coordination with major employers and organizations such as the Coastal Housing Partnership, and encourage the provision of housing or housing incentives for employees.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
3.2.2 (New)	Monitor and encourage UCSB to implement its LRDP goals and policies to meet the existing and new demand for its students, faculty and staff.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
3.2.3 (New)	Encourage City College to establish goals and policies to meet its existing and new demand for its students, faculty and staff.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

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3.2.4 (New)	Study the feasibility of zoning provisions that would encourage the development of group quarters for service workers.	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

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4. NEW HOUSING DEVELOPMENT														
4.1 (5.1 in 1985 HEU)	Construction of new affordable housing opportunities for owners and renters shall be encouraged.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				
4.1.1 (4.1.7 in 1985 HEU)	Continue to solicit proposals for low and moderate income projects from private sponsors.	<input type="checkbox"/>												
4.1.2 (New)	Review and adopt an Affordable Housing Ordinance.	SP												
4.1.3 (New)	Continue to provide bonus density units above levels required by State law, to be reviewed on a case by case basis.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				

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4.1.4 (5.1.10 in 1985 HEU)	Continue to encourage and assist the development of infill housing to encourage the use of underutilized and small vacant parcels of land for new low and moderate income housing opportunities.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				
4.1.5 (5.1.12 in 1985 HEU)	Adopt a policy which would, where feasible, require housing units for persons and families of low and moderate income in the Coastal zone.	SP												
4.1.6 (New)	Pursue an amendment to the HRC-2 zone to allow second and third story residential units in areas where they are not presently allowed.	SP												
4.1.7 (5.1.13 in 1985 HEU)	Continue to support special procedures for development, permitting, construction and early occupancy of sweat equity projects.	<input type="checkbox"/>												

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4.1.8 (New)	Encourage the construction of three bedroom and larger rental and ownership units.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				
4.1.9 (New)	Encourage the development of housing for first time home buyers.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				
4.1.10 (New)	Study the potential for possible residential reuse of existing nonresidential buildings.	SP	<input type="checkbox"/>											
4.1.11 (New)	Consider establishing a program that would allow Transfer of Development Rights within the residential zones for use by owners of properties which have site constraints.	SP	<input type="checkbox"/>											
4.1.13 (New)	Request the Housing Authority to develop or acquire 3+ bedroom units.	<input type="checkbox"/>												

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4.2 (5.5 in 1985 HEU)	Encourage resource conservation measures in new and rehabilitated residential developments and mixed use projects.	<input type="checkbox"/>												
4.2.1 (5.5.1 in 1985 HEU)	Continue to provide information to developers and property owners regarding cost effective means of incorporating energy conservation and solar energy design features.	<input type="checkbox"/>												
4.2.2 (5.5.2 in 1985 HEU)	Continue to publish and distribute the City's Solar Design Guidelines.	<input type="checkbox"/>												
4.2.3 (New)	Implement strategies adopted by City Council as part of the Integrated Waste Management Plan.	<input type="checkbox"/>												
4.3 (5.6 in 1985 HEU)	Promote the development of housing for seniors and the disabled.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				

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4.3.1 (5.7.1 in 1985 HEU)	Continue to provide the reduced parking requirement for senior housing projects in combination with bonus densities.	<input type="checkbox"/>												
4.3.2 (New)	Adopt site and unit design guidelines for senior and disabled units.	<input type="checkbox"/>												
4.3.3 (New)	Encourage the development of senior apartments which are affordable to very low income seniors.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				
4.4 (5.2 in 1985 HEU)	Apply for, or support others in applying for, all available public and private financial assistance for affordable housing projects.	<input type="checkbox"/>												
4.4.1 (5.2.1 in 1985 HEU)	Identify potential sites throughout the City and evaluate the feasibility of using CDBG, RDA or other funds to acquire identified sites.	<input type="checkbox"/>												

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4.4.2 (5.2.3 in 1985 HEU)	Where feasible, make available surplus City owned land for the purpose of the development of affordable housing.	<input type="checkbox"/>	SL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SL	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>
4.4.3 (5.2.3 in 1985 HEU)	Inventory all land in the City owned by County, State and Federal governments, the Santa Barbara School and High School Districts and public utilities and actively pursue its acquisition for the development of low and moderate income housing.	<input type="checkbox"/>	SL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SL	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>
4.4.4 (5.2.3 in 1985 HEU)	Pursue relocation of the National Guard and Army Reserve in order to obtain land for housing, park, school or other public benefits.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				

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4.4.5 (5.2.4 in 1985 HEU)	Seek voluntary offers to record an agreement offering the City first right of refusal to buy residential and commercial land owned by nonprofit organizations or public utilities.	<input type="checkbox"/>												
4.4.6 (5.2.5 in 1985 HEU)	Continue to require nonprofit organizations that receive funding from the City to record an agreement offering the City first right of refusal to buy residential and commercial land they own, prior to its disposition.	<input type="checkbox"/>												
4.4.7 (5.2.8 in 1985 HEU)	Consider creation of Mortgage Credit Certificate Program as authorized by Federal and State law.	<input type="checkbox"/>												

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4.4.8 (1.3.11 in 1985 HEU)	Identify potential Single Room Occupancy (SRO) projects and assist in obtaining funding. Pursue financing through the Redevelopment Agency for any project in the Redevelopment Area.	<input type="checkbox"/>												
4.4.9 (4.1.1 in 1985 HEU)	Continue support for limited and nonequity cooperative conversion projects and coordinating technical assistance to private sponsors interested in such conversions.	<input type="checkbox"/>												
4.4.10 (4.1.2 in 1985 HEU)	Identify and support projects in applying for State funding for tenant purchase of mobile home parks.	<input type="checkbox"/>												
4.4.11 (4.1.3 in 1985 HEU)	Continue to support and encourage the real estate lending programs of local financial institutions.	<input type="checkbox"/>												

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4.4.12 (4.1.6 in 1985 HEU)	Continue to explore the feasibility of cooperating with major employers in Santa Barbara County to use pension funds as a source of mortgage capital.	<input type="checkbox"/>												
4.4.13 (5.1.2 in 1985 HEU)	Continue the use of RDA tax increment funds to assist sponsors in developing low and moderate income housing opportunities.	<input type="checkbox"/>												
4.4.14 (5.1.3 in 1985 HEU)	Continue the use of CDBG funds to share in paying for costly site improvements for low and moderate income housing.	<input type="checkbox"/>												
4.4.15 (New)	Identify and support developers in applying for State, Federal, and private foundation resources to finance affordable housing.	<input type="checkbox"/>												

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4.4.16 (New)	Consider establishing a homeownership program for those households that earn between 120% and 150% of the median income.	<input type="checkbox"/>												
4.4.17 (New)	Continue the use of Housing Mitigation Ordinance funds to assist sponsors in the development of low and moderate income housing.	<input type="checkbox"/>												
4.4.18 (New)	Consider establishing a program that would make low interest loans for down payment assistance for the purchase of market rate housing.	<input type="checkbox"/>												
4.4.19 (New)	Expand loans and grants for predevelopment costs and public improvement costs of affordable housing projects.	<input type="checkbox"/>												

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4.4.20 (New)	Encourage the Federal Government to provide more Section 8 Certificates.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4.4.21 (New)	Encourage the expansion of a private sector funded program which makes loans to renters for first and last month's rent and security deposit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4.4.22 (New)	Initiate a study to explore the possibility of a deed transfer tax.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4.4.23 (1.3.5 in 1985 HEU)	Support efforts to form a consortium to facilitate the financing of affordable and special needs housing developments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4.4.24 (New)	Consider assisting City employees, especially public safety employees, to obtain housing within the City.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

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4.5 (New)	The City shall support the creation of new programs to aid the disabled to secure accessible housing.	<input type="checkbox"/>												
4.5.1 (New)	Seek funding to create and fund technical assistance programs for builders wishing to construct or convert housing for the disabled.	<input type="checkbox"/>												
4.6 (New)	The City shall support the creation of new programs to aid the homeless and those on the verge of becoming homeless to secure housing.	<input type="checkbox"/>												
4.6.1 (New)	Support fund raising activities for operational and service needs (such as child care and job training) of homeless shelter and service providers.	<input type="checkbox"/>												

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4.6.2 (New)	Encourage the creation of a fund for victims of personal catastrophic circumstances which reduce income to levels which result in homelessness.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4.7 (New)	The City shall monitor housing development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4.7.1 (New)	Monitor and report semiannually the number of dwelling units which are being constructed, converted and demolished.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4.7.2 (New)	Begin public process to discuss the nature and extent of future residential growth when the number of dwelling units reaches 39,000.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

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5. REDUCE GOVERNMENTAL CONSTRAINTS														
5.1 (5.3 in 1985 HEU)	For affordable housing sponsors, minimize the time and cost associated with the development review process while maintaining the City's commitment to good planning and environmental protection.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
5.1.1 (5.3.1 in 1985 HEU)	Develop and maintain a system for use of the City's <u>Master Environmental Assessment Document</u> as a means of expediting the environmental review process.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
5.1.2 (5.3.2 in 1985 HEU)	On an ongoing basis, evaluate the current development review system and make recommendations for methods of improvement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

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5.1.3 (5.3.6 in 1985 HEU)	Give priority to affordable housing projects on Committee/Commission agendas.	<input type="checkbox"/>												
5.1.4 (5.3.7 in 1985 HEU)	Give priority to affordable housing projects in plan check prior to issuance of building permits.	<input type="checkbox"/>												
5.1.5 (5.3.5 in 1985 HEU)	Continue to provide preapplication reviews to assist developers of all affordable housing projects.	<input type="checkbox"/>												
5.2 (New)	Review City development standards, and implement changes which would make the standards more flexible for housing projects, especially affordable housing projects, if appropriate.	SP												

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5.2.1 (New)	Review and adopt mixed use standards and incentives in commercial zones.	SP												
5.2.2 (New)	Hold an annual public meeting to solicit feedback on regulatory barriers to the development of affordable housing.	<input type="checkbox"/>												
5.2.3 (New)	Continue to allow secondary dwelling units through the CUP section of the Zoning Ordinance.	<input type="checkbox"/>												
5.2.4 (New)	Amend the Zoning Ordinance to apply variable density to R-O, C-1, C-2 and C-M Zones.	<input type="checkbox"/>												
5.2.5 (New)	Amend the Zoning Ordinance to allow R-2 lots with 5,000-6,000 s.f. to be eligible for duplex development.	<input type="checkbox"/>												

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5.2.6 (New)	Consider amendments to the PUD Ordinance to allow development as apartments, configured as 2-story flats and to allow for up to 25% bonus density.	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	<input type="checkbox"/>	SL	SL	SL	<input type="checkbox"/>				
5.2.7 (New)	Eliminate CUP requirements for four or more units in the R-2 Zone.	<input type="checkbox"/>												
5.2.8 (New)	Revise open space requirements for R-2 developments that involve four or more units.	<input type="checkbox"/>												
5.2.9 (New)	Allow flexibility in how the 1,250 s.f. open space is provided for all R-2 lots.	<input type="checkbox"/>												
5.2.10 (New)	Reduce minimum dwelling unit size to 400 s.f. for all types of units.	<input type="checkbox"/>												

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5.2.11 (New)	Require one covered and one uncovered parking space for more than one SFR on a single lot.	<input type="checkbox"/>												
5.2.12 (New)	Allow apartment and affordable condominium developments to be served by a single water meter for interior uses with on-line meters.	<input type="checkbox"/>												
5.2.13 (New)	Explore revisions to CEQA.	SP												
5.2.14 (New)	Encourage federal and state governments to establish programs that would assist in the production of residential development.	<input type="checkbox"/>												
5.2.15 (New)	Designate a Staffperson to make the facilitation of affordable housing applications a high priority.	<input type="checkbox"/>												

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5.2.16 (New)	Reduce off street parking requirements for low and very low income rentals.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
5.2.17 (New)	Exempt low and very low income rental duplexes from the requirement to provide covered parking.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
5.2.18 (New)	Consider amending the ABR and LMC guidelines to clarify policies concerning the review of affordable housing developments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

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6. REGIONAL COOPERATION														
6.1 (6.1 in 1985 HEU)	Acknowledge that housing problems are regional in nature and make a commitment to work with neighboring jurisdictions and the private sector to solve them in a regional manner.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
6.1.1 (6.1.1, 6.1.2 in 1985 HEU)	Continue to work with SBCAG to equitably distribute the regional housing need, and request SBCAG to prepare an annual monitoring report.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
6.1.2 (1.3.3 in 1985 HEU)	Encourage and support the County's efforts to address the special housing needs of farmworkers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
6.1.3 (6.1.5 in 1985 HEU)	Continue coordination with the County to maintain uniform affordability criteria.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

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SP = Speculative Due to Unknown Nature of Future Policy

= No Potential Impacts

Goals, Policies and Strategies	Description (Condensed)	Air Qual.	Bio- logy	Cult. Res.	Energy	Geol- ogy	Hous- ing	Land Use	Noise	Public Svc.	Risk of Upset	Trans- por- tation	Vis- ual	Water
6.1.4 (New)	Explore joint housing development opportunities, such as mobile home parks, with the County of Santa Barbara and the City of Carpinteria.	<input type="checkbox"/>												
6.1.5 (New)	Explore the possibility of joint Planning Commission meetings with the County and other jurisdictions.	<input type="checkbox"/>												
6.1.6 (New)	Coordinate with MTD for the provision of public transportation to new housing developments	<input type="checkbox"/>												
6.2 (6.2 in 1985 HEU)	Encourage the operation of housing programs on a regional basis.	<input type="checkbox"/>												
6.2.1 (6.2.3 in 1985 HEU)	Explore opportunities for joint City/County applications for Federal and State housing assistance programs.	<input type="checkbox"/>												

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Goals, Policies and Strategies	Description (Condensed)	Air Qual.	Bio- logy	Cult. Res.	Energy	Geol- ogy	Hous- ing	Land Use	Noise	Public Svc.	Risk of Upset	Trans- por- tation	Vis- ual	Water
6.2.2 (6.2.4 in 1985 HEU)	Continue exploration of the potential creation of a South Coast housing agency to coordinate programs and resources.	<input type="checkbox"/>												
6.2.3 (6.2.5 in 1985 HEU)	Cooperate with the County on issuance of tax exempt bonds to provide financing for first time home buyers.	<input type="checkbox"/>												

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Goals, Policies and Strategies	Description (Condensed)	Air Qual.	Bio- logy	Cult. Res.	Energy	Geol- ogy	Hous- ing	Land Use	Noise	Public Svc.	Risk of Upset	Trans- por- ta- tion	Vis- ual	Water
7. PUBLIC EDUCATION														
7.1 (New)	The City shall inform the public of housing needs that exist in the community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
7.1.1 (New)	Encourage broad based support in the community for the siting and permitting of affordable housing projects, senior housing, homeless shelters, and group homes for persons with disabilities or fatal diseases.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
7.1.2 (New)	Cosponsor a workshop that focuses on the emotional and structural attitudes that limit and prohibit the production of affordable housing, senior housing, homeless shelters, and group homes for persons with disabilities or fatal diseases.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

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Goals, Policies and Strategies	Description (Condensed)	Air Qual.	Bio- logy	Cult. Res.	Energy	Geol- ogy	Hous- ing	Land Use	Noise	Public Svc.	Risk of Upset	Trans- por- tation	Vis- ual	Water
7.1.3 (New)	Use public access television to provide information on affordable housing.	<input type="checkbox"/>												
7.1.4 (New)	Increase the use of Public Service Announcements to provide information on available resources and housing opportunities.	<input type="checkbox"/>												
7.1.5 (New)	Provide information to potential developers regarding the need for large (3+ bedroom) units.	<input type="checkbox"/>												
7.2 (New)	Inform the public of opportunities that currently exist in the community through forums with community leaders and neighborhood groups and through publications.	<input type="checkbox"/>												

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Goals, Policies and Strategies	Description (Condensed)	Air Qual.	Bio- logy	Cult. Res.	Energy	Geol- ogy	Hous- ing	Land Use	Noise	Public Svc.	Risk of Upset	Trans- por- ta- tion	Vis- ual	Water
7.2.1 (1.2.2 1985 HEU)	Publicize the availability of California income tax deductions to those persons rehabilitating property for handicapped access.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
7.2.2 (1.3.10 in 1985 HEU)	Continue to publish and distribute a resource guide to inform consumer households of available housing opportunities and community programs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
7.2.3 (New)	Continue to provide information and limited technical assistance to property owners concerning compliance with Title 24 regulations (the standards for accessibility by the disabled).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

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VI. CONCLUSION

The Draft 1992 Housing Element contains a multitude of policies and strategies that promote new housing construction, and deal with increases in services, rehabilitation, housing availability for special needs groups, neighborhood revitalization, reduction of governmental constraints, funding for services and housing development, public education, and regional coordination.

While the potential for site specific impacts from any particular project exists, the City has established development, design and environmental review procedures to evaluate and mitigate impacts where feasible. To approve a project that has significant, unavoidable impacts, the impacts must either be mitigated to a level of insignificance, or the approving body, if warranted by the merits of the project, may adopt findings of overriding considerations and approve the project. If overriding considerations cannot be made, the project must be denied.

The City has a demonstrated need for, and has planned for a residential build out of approximately 40,000 dwelling units. The Draft 1992 Housing Element contains policies and implementation strategies which help realize the 40,000 dwelling unit potential of the Zoning Ordinance.

Cumulatively, the number of units in the City has been planned for. The City has projected that 611 units will be built by the end of 1996, and that 175 units will be built per year starting in 1997. Implementation Strategy 4.7.2 states that when the number of units in the City reaches 39,000, public discussions should begin regarding the maximum residential development for the City. Based on the projection made above, the 39,000 mark could be reached by the year 2009. Further, the Draft 1992 Housing Element contains a strategy requiring Staff to monitor and report to City Council, on a semi-annual basis, the number of units constructed in the City. The Draft 1992 Housing Element policies and implementation strategies could not allow development to exceed the planned residential build out without the knowledge of the decisionmakers and the initiation of a Citywide public discussion regarding residential development beyond the 40,000 dwelling unit goal.

Mandatory Findings of Significant Environmental Effect

Yes

Maybe

No

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of major periods of California history or prehistory?

— — ✓

- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?

— — ✓

- c. Does the project have environmental effects which are individually limited but cumulatively considerable?

— — ✓

- d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

— — ✓

Alternatives to the Proposed Action. Does the project require the discussion and evaluation of a range of reasonable alternatives which could feasibly attain the basic objectives of the project?

— — ✓

RECOMMENDATION OF THE ENVIRONMENTAL ANALYST:

On the basis of this initial evaluation:

- I find the proposed project will NOT have a significant adverse environmental effect, and a NEGATIVE DECLARATION should be prepared.
- I find that although the proposed project could have a significant adverse environmental effect, there would not be a significant effect in this case if the project mitigations described herein are implemented. A NEGATIVE DECLARATION should be prepared.
- I find that the proposed project MAY have a significant adverse environmental effect, and an ENVIRONMENTAL IMPACT REPORT should be prepared.
- I find that the project MAY have a significant adverse environmental effect and the impact is described in the

Berney Buford 2/11/93
Signature Date

Cherie Y. Katz
Initial Study Preparer

- Exhibits:
- A. Draft 1992 Housing Element
 - B. GPA 1-92
 - C. Zoning Ordinance Amendments Recommended by the Family Housing Task Force
 - D. Memo from the Housing Authority Regarding Parking

PARTIAL LIST OF REFERENCE MATERIALS USED IN PREPARATION OF INITIAL STUDIES
These materials are hereby incorporated by reference, as allowed by CEQA Section 15150(f).

Affordable Housing Procedures Manual
California Environmental Quality Act (CEQA) & CEQA Guidelines
General Plan Circulation Element
General Plan Conservation Element
1985 Housing Element
1985 General Plan Housing Element Addendum
General Plan Land Use Element
General Plan Noise Element w/appendices
General Plan Map (cashier)
General Plan Seismic Safety/Safety Element
Geology Assessment for the City of Santa Barbara
Institute of Traffic Engineers Parking Generation
Institute of Traffic Engineers Trip Generation
Local Coastal Plan (Main & Airport)
Master Water Plan
Master Environmental Assessment
Master Environmental Assessment Cultural Resources Section
Master Environmental Assessment Maps
Outer State Street Area Environmental Impact Report
Parking Design Standards
Paseo Nuevo/Downtown Retail Environmental Impact Report
Revitalization Project Environmental Impact Report
Santa Barbara Municipal Code & City Charter
Special District Map
Uniform Building Code as adopted by City
Water Demand Factor & Conservation Study
5 Year Water Policy Action Plan Environmental Impact Report
Zoning Ordinance & Zoning Map



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